

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 4, 1962

January 4, 1962

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Laurence Miller, at 7:30 P.M.

ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas—8.

Absent: None.

The proceedings of the regular meeting of December 7, 1961, were approved.

A petition by Zelma Palmer to rezone property at 1522 N. Ballard Street from "C" Two Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Attorney Carl Reagh appeared in favor of the petition to rezone property at 1917 Osband Street from "B" One Family Residence District to "F" Commercial and "J" Parking Districts stated that the commercial use would be carried on in the present residential building on a part of this property and that sufficient area is available for off-street parking.

The matter was referred to the Zoning Committee.

A petition by Mary D. Jennings to rezone property at 217-223 S. Foster Avenue from "B" One Family Residence District to "D-M" Multiple Dwelling District was referred to the Zoning Committee.

A petition by W. H. Kouts to rezone property at 2801 E. Michigan Avenue from "A" One Family Residence District to "H" Light Industrial District was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council, that the east 165 feet of the west 1,240.6 feet of the northwest $\frac{1}{4}$ of Section 6 lying north of N. Grand River Avenue, except the south 100 feet, (5122 N. Grand River Avenue), owned by the Estate of Marie A. Covert,

be rezoned from "A" One Family Residence District to "H" Light Industrial District, and that the south 100 feet of this property remain in the present zoning classification because this recommendation is in accordance with the proposals in the Master Plan.

Lost by a 5 yeas and 2 nay vote.

It was moved and supported, that we recommend to the City Council, that the east 165 feet of the west 1,240.6 feet of the northwest $\frac{1}{4}$ of Section 6, lying north of Grand River Avenue, except the south 100 feet, (5122 N. Grand River Avenue), owned by the Estate of Marie A. Covert, be rezoned from "A" One Family Residence District to "H" Light Industrial District, and that the south 80 feet of the south 100 feet of this property remain in its present zoning classification and that the north 20 feet of the south 100 feet of this property be rezoned from "A" One Family Residence District to "J" Parking District.

Motion carried by a 7 yeas and 0 nay vote.

It was moved and supported that the petition by M. A. Waldo to rezone Lots 1 through 6, Maplehill Subdivision, (northeast corner Hunter Blvd. and S. Cedar Street), from "A" One Family Residence District to "F" Commercial District, be tabled indefinitely as requested by the petitioner.

Motion carried.

It was moved and supported that we recommend to the City Council, that the petition by Hugh Keenoy to rezone the west 2 rods of Lots 4 and 5, Block 57, (412 W. Saginaw Street), from "C" Two Family Residence District to "D-M" Multiple Dwelling District be granted and that the south 40 feet of the east 6 rods of Lot 5 and the east $\frac{1}{2}$ of the west $\frac{2}{5}$ of Lots 4 and 5 and the east 4 rods of the south 10 rods of Lots 6 and 7 and the south $4\frac{1}{2}$ rods of the West 6 rods of Lot 6, Block 57, also be rezoned from "C" Two Family Residence District to "D-M" Multiple Dwelling District, because this zoning will con-

form to present non-conforming multiple dwelling uses in this block.

Motion carried by a 7 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council, that the petition by Arlene M. Eddy to rezone the east $\frac{1}{2}$ of the west $\frac{1}{3}$ of Lot 2, Block 8, and the east $2\frac{1}{4}$ feet of the west $\frac{1}{6}$ of Lot 2, Block 8, Claypool Subdivision, (920 West Ottawa) from "C" Two Family Residence District to "D-M" Multiple Dwelling District be granted since there are other "D-M" Multiple dwelling uses in the same area.

Motion carried by a 7 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council, that the petition by Robert R. Zoeller to rezone the east 94 feet of Lot 7, of James M. Turner's Subdivision of the east $\frac{1}{2}$ of Block 56 of the City of Lansing, (northwest corner of Saginaw and Seymour Street), from "C" Two Family Residence District to "E-2" Drive-In Shop District, be not granted because a commercial use on this property would be an encroachment on an entirely residential area and would be detrimental to the values of the property in the surrounding area.

Motion carried by a 7 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council, that property commencing 548.3 feet south and 33 feet west of the northeast corner of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of Section 4, T3N, R2W, thence west 122 feet, thence north 85 feet, thence north 89° west 180.9 feet, thence south 19° east 240 feet parallel to the east line of U.S. Highway 127, thence northeasterly at right angles to said highway to the Weigman drain, thence northeasterly along the Weigman Drain, to a point on the west line of Kaynorth Rd. 40 feet \pm south of the point of beginning, thence north 40 feet \pm to the point of beginning, (5400 block S. Cedar Street), owned by Clifford Clawson, be rezoned from "A" One Family Residence District to "F" Commercial District; and that:

Property beginning at a point on the east line of U.S. Highway 127, 300 feet southeasterly of a point on the east line of U.S. Highway 127 463.3 feet south and 365.9 feet west of the northeast corner of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of Section 4, T3N, R2W, thence northwesterly 300 feet along the east line of U.S. Highway 127, thence east 30 feet, thence southeasterly parallel to U.S. Highway 127, 240 feet, thence northeasterly at right angles to said highway to the Weigman Drain, thence southwesterly along the Weigman Drain to a point 118 feet \pm northeasterly at right angles to U.S. Highway 127, from the point of beginning, thence southwesterly at right angles to U.S. Highway 127 118 feet \pm to

point of beginning be rezoned from "A" One Family Residence District to "J" Parking District because the proposed zoning is a logical zoning in this area of similar uses.

Motion carried by a 7 yeas and 0 nays vote.

It was moved and supported that the petition by Andrew Andersen to rezone property beginning at the northeast corner of northwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, running thence west on the section line 695.7 feet, thence south parallel to $\frac{1}{4}$ line 660 feet, thence east 695.7 feet parallel with section line, thence north on the $\frac{1}{4}$ line 660 feet to the point of beginning, except for the right-of-ways of Logan Street and Holmes Road, and except a leasehold in the northeast corner of said property described as 130 feet north and south by 144 feet east and west lying outside of the 50 foot right-of-way of Logan Street and the 33 foot right-of-way on Holmes Road, (southwest corner of Holmes Road and Logan Street), from "A" One Family Residence District to "F" Commercial District, be tabled until the petitioner request that it come before the Board.

Motion carried.

It was moved and supported that the petition by Ollie Carter to rezone Lot 36 of Assessor's Plat No. 8, (1130 W. Allegan), from "B" One Family Residence District to "C" Two Family Residence District, be tabled for 30 days.

Motion carried.

It was moved and supported, that we recommend to the City Council, that the petition by Barbara H. Patrick, to rezone the south $\frac{1}{4}$ of Lots 7 and 8, Block 3, Gansley's Addition, (214 Custer Street), from "C" Two Family Residence District to "D-M" Multiple Dwelling District, be not granted, because this property is in an entirely single family residence area and the encroachment of multiple dwellings would be detrimental to the surrounding properties.

Motion carried by a 7 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council, that property commencing 18 rods $6\frac{1}{2}$ feet west and 1,089 feet south of the north $\frac{1}{4}$ post of the southeast $\frac{1}{4}$ of Section 4, T3N, R2W, thence east to a point 250 feet west of the west line of S. Cedar Street, thence south 324 feet, thence west to a point 324 feet south of the point of beginning, thence north 324 feet to point of beginning be rezoned from "A" One Family Residence District to "F" Commercial District (5700 Block S. Cedar Street), owned by Henry Furman and

Arthur Day; and that property beginning 200 feet west of the west line of S. Cedar Street on a line 1,089 feet south of the north $\frac{1}{8}$ post of the southeast $\frac{1}{4}$ of Section 4, T3N, R2W, thence east 50 feet, thence south 194 feet, thence west 50 feet, thence north 194 feet to point of beginning be rezoned from "F" Commercial District to "J" Parking District because this proposed zoning is a logical zoning in this area of similar uses.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition to rezone Lots 16, 17, 18, and 19, Block 2, Lansing Improvement Company's Addition, (1010-1012 E. Kalamazoo and 401-407 S. Pennsylvania Avenue), from "C" Two Family Residence to "E-2" Drive-In Shop District, be not granted because the proposed use would be an intrusion on surrounding residential properties.

Commissioner Buhl abstained from voting.

Motion carried by a 6 yea and 0 nay vote.

A copy of a letter from Mrs. Stanley Siwek to Councilman Bradshaw and copy of his reply to her which was referred to the Planning Board was referred to the Streets Committee.

It was moved and supported that the Tentative Plat of Blueberry Ridge Subdivision be tentatively approved subject to the lot line change between Lots 1 and 2 to divide the rear of these lots equally.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the Major Thoroughfare Plan of the Master Plan be amended as presented at the Public Hearings on November 2 and November 30, 1961, including the map referring to the area north of Saginaw Street and the west of Pine Street, specifically the extension of Jefferson Avenue to Oakland Avenue and extending to the Belt Line Tracks.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that a report be submitted to the City Council showing the need for alleys in the Central Business District including the need for an alley in

the block bounded by Washington, Michigan, Grand Avenue and Allegan Street, and that we recommend to the City Council the following methods of financing:

1. Urban Renewal,
2. Special Assessments District,
3. Bond Issues,
4. Equitable sharing of the cost between the City and the property owners,
5. General Fund;

and that Council be informed that while the Planning Board subscribes to the need for, and the desirability of, alley acquisition in the Downtown Business District, this recommendation should be considered in the light of value received for money expended; and that we further recommend that the City Council adopt a formal Downtown Alley Acquisition Program with a standardized policy as regards the acquisition cost.

Motion carried by a 7 yea and 0 nay vote.

Commissioner Sinas arrived at 10:10 P.M.

A letter of resignation from Rolf C. Campbell, Assistant Planning Director, effective February 1, 1962, was read.

It was moved and supported that the resignation be accepted, with regrets, and that his offer to assist with the completion of the Zoning Ordinance, be accepted if convenient to him.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that the Chairman appoint a Personnel Committee of three (3) members.

Motion carried.

The Chairman then appointed Commissioner Manson as Chairman, Commissioner Fink and Commissioner Miller to the Personnel Committee.

The meeting adjourned at 10:40 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 1, 1962

February 1, 1962

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 P.M.

ROLL CALL

Present—Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ride-nour, Sinas—8.

Absent—None.

The proceedings of the regular meeting of January 4, 1962, were approved.

A representative from the Cutler Oil Company appeared in favor of his petition to rezone property at the N.W. corner of Saginaw and Logan Streets from "B" One Family Residence District to "E-2" Drive-In Shop District, stating that the station they expect to build would be a modern station similar to the station located at the corner of Barnes and Washington Avenues.

The matter was referred to the Zoning Committee.

Mr. Jack DeCamp spoke in favor of the petition to rezone property at 1010 W. Lapeer Street from "C" Two Family Residence District to "J" Parking District. He said there was a need for additional off-street parking and that he had complied with all the requirements regarding the property recently rezoned for parking for their use.

The matter was referred to the Zoning Committee.

Mr. Harold Davis appeared in favor of the petition to rezone property at 4722 N. Grand River Avenue from "A" One Family Residence District to "H" Light Industrial District, stating that he felt the 150 foot set-back was excessive and that this property is faced by commercially used property. He stated that the prospective

purchaser expects to build a warehouse on this property and will not locate here unless the set-back is reduced.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by Mrs. Zelma Palmer to rezone the south 30 feet of Lot 23 of Block 3 of Handy Home Addition (1522 N. Ballard Street), from "C" Two Family Residence District to "F" Commercial District, be not granted because the proposed zoning would be spot zoning in a residential area and would tend to further downgrade this area, particularly if other commercial uses would need to be permitted in this area.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Larry Breeden to rezone Lot 22, the east ½ of Lot 21, Rockford Subd. (1917 Osband Street), from "B" One Family Residence District to "F" Commercial District, and the west ½ of Lot 21 of Rockford Subd. from "B" One Family Residence District to "J" Parking District, be not granted, because the proposed zoning would be spot zoning, would introduce commercial traffic into the area and be detrimental to residential values in the area. The present zoning line is at the rear of the property leaving like uses on both sides of the street.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Mary D. Jennings to rezone Lots 100, 101, and 102, Snyder's Subd. (217-223 S. Foster Ave.), from "B" One Family Residence District to "D-M" Multiple Dwelling District, be not granted, because the proposed zoning would be spot zoning in a single family residence district and would be detrimental to surrounding residential properties. The zoning of this area to multiple dwelling use would not be in keeping with the present development and

could cause a burden on facilities such as sanitary facilities, streets, schools, etc., in this area.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by W. H. Kouts to rezone property commencing on the north line of E. Michigan Avenue 239.9 feet east of the north and south $\frac{1}{4}$ line of Section 14, thence north 410 feet, thence east 314.9 feet, thence south 240.3 feet, thence west 140 feet, thence south 169.7 feet, to the north line of E. Michigan Avenue, thence west 174.9 feet to the beginning, Section 14 (2801 E. Michigan Avenue), from "A" One Family Residence District to "H" Light Industrial District be granted, and that property commencing on the north line of E. Michigan Avenue 414.8 feet east of the north and south $\frac{1}{4}$ line, Section 14, thence north 169.7 feet, thence east 140 feet, thence south 169.7 feet, thence west 140 feet to point of beginning on the north line of E. Michigan Avenue, be rezoned from "A" One Family Residence District to "B" One Family Residence District because the present and proposed uses are in keeping with the permitted uses proposed under "General Business District" in the new ordinance, this being the likely zoning classification proposed on E. Michigan Avenue on the new map.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that property owned by Andrew Andersen beginning at a point 1275.42 feet east and 33 feet south of the northwest corner of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 32, T4N, R2W, thence west on the south line of Holmes Road 144 feet, thence south 130 feet, thence east 144 feet, thence north 130 feet (S.W. corner Holmes Road and Logan Street), be rezoned from "A" One Family Residence District to "E-2" Drive-In Shop District; and that property beginning 1254.42 feet east and 251.75 feet south of the northwest corner of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 32, T4N, R2W, thence west 144 feet, thence south 70.12 feet, thence east 144 feet, thence north 70.12 feet to point of beginning and property beginning 1275.42 feet east and 411.87 feet south of the northwest corner of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 32, T4N, R2W, thence west 165 feet, thence south 248.13 feet, thence east 165 feet, thence north 248.13 feet to beginning be rezoned from "A" One Family Residence District to "F" Commercial District; and that the balance of the property described as beginning at the northeast corner of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 32, T4N, R2W, running thence west on the section line 695.7 feet, thence south parallel to $\frac{1}{4}$ line 660 feet, thence east 695.7 feet parallel with section

line, thence north on the $\frac{1}{4}$ line 660 feet to point of beginning except the west 430.7 feet and except for the right-of-ways of Logan Street and Holmes Road, be rezoned from "A" One Family Residence District to "J" Parking District; and that the west 430.7 feet of the above described property remain in its present zoning classification.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Ollie Carter to rezone Lot 36, of Assessor's Plat No. 8 (1130 W. Allegan), from "B" One Family Residence District to "C" Two Family Residence District, be granted because the property has adequate lot size and there are several non-conforming units in the area which has changed the character of the neighborhood.

Adopted by an 8 yeas and 0 nay vote.

The Director reported on a conversation with a representative of the State Highway Department regarding a piece of property under their ownership at the intersection of US-16 and M-78. It was moved and supported that the matter be referred to the Zoning Committee, and that the State Highway Department be advised to submit a letter to the City Council asking for a change in zoning for this property.

Motion carried.

It was moved and supported that we recommend to the City Council that the final Plat of Blueberry Ridge Subd. be approved.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the alley in the property at the S.E. corner of Logan Street and Holmes Road be vacated as per the Planning Board's recommendation of July 6, 1961.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that the proposed salary for the Director be changed to \$11,200.00 and the conference expense item be increased to provide \$200.00 for Board members conference expenses and \$100.00 for necessary Committee of the Whole Dinner Meetings in the proposed 1962-1963 Budget.

Adopted by an 8 yeas and 0 nay vote.

It was moved and supported that the proposed budget as amended be adopted.

Adopted by an 8 yea and 0 nay vote.

The Six Year Capital Improvements Program was discussed at length and it was suggested that the item of a Community Recreation Center and Pool at Hunter Park be moved up to the first year so that an early appraisal of this type of facility could be made and the outdoor swimming pool at Comstock Park be placed in the next year, and that attention to this fact, as well as the importance of the enclosure of the Holmes Drain, a new bridge in connection with the widening of Logan Street and provision for possible urban renewal projects be called to the City Council in the covering letter.

It was moved and supported that the Six Year Capital Improvements Program with the suggested changes be adopted for submission to the City Council.

Adopted by an 8 yea and 0 nay vote.

Commissioner Elmer Manson, Chairman of the Personnel Committee, read and dis-

cussed a proposed contract for planning consultant services between the City of Lansing and Tech Search, Inc., of Evanston, Illinois.

The matter was referred to the Personnel Committee.

A letter of resignation from the Director effective at the end of the accrued vacation period after July 1, 1962, was read.

It was moved and supported that the resignation be accepted as set forth in the letter.

Adopted by an 8 yea and 0 nay vote.

After further discussion as to the proper announcement of the resignation, it was moved and supported that the letter of resignation be released to the press.

Motion carried.

The meeting adjourned at 11:00 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 15, 1962

February 15, 1962

City Hall

Lansing, Michigan

The special meeting of the Planning Board was called to order by the Vice Chairman, Thomas G. Sinas, at 10:00 P.M., February 15, 1962.

ROLL CALL

Present: Commissioner Buhl, Fink, Manson, Musselman, Mutz, Ridenour, Sinas (7).

Absent: Commissioner Miller (1).

Vice Chairman Sinas announced that this meeting has been called to consider rezoning of property in the 1400 block of West Holmes Road and to hear reports from the Chairman of the Personnel Committee.

Mr. Dorr Granger and Mr. John Dietrich appeared before the Board and presented their problem in connection with the erection of their shopping center.

After considerable discussion, it was moved and supported that we recommend to the City Council, that property:

Beginning a point 80 feet north and 285 feet east of the southwest $\frac{1}{4}$ post of Section 29, T4N, R2W, thence north 53 feet, thence west 155 feet, thence north 37 feet, thence west 15 feet, thence south 60 feet, thence east 70 feet, thence south 30 feet, thence east 100 feet to point of beginning, (1400 block of W. Holmes Road), owned by Dorr Granger and John Dietrich,

be rezoned from "J" Parking District to "F" Commercial District, and that screening consisting of low evergreen plantings be provided on the south property line.

Beginning at a point 50 feet north of the southwest $\frac{1}{4}$ post of Section 29, T4N, R2W, and running thence east 900 feet with the exception of the driveway openings.

Adopted by a 7 yeas and 0 nay vote.

Commissioner Manson, Chairman of the Personnel Committee, stated that the Personnel Committee had not met but that he would like to report on certain matters for himself as a result of his investigation. He reviewed the procedures as he would propose them for the selection of a new Director and expressed the hope that the new Director might be selected by May 1, 1962, to permit him to become familiar with Lansing by the time of his official appointment.

The matter of additional personnel for the Planning Department was discussed and the Director and Board agreed that, in view of the impending appointment of a new Director effective in July who would need to work with the new personnel, applications for employment for additional personnel will be submitted to the Personnel Committee for review and comment before being hired by the Director.

Commissioner Manson commented on the proposed contract for consultant service with Tech Search, Inc., which was referred to the Personnel Committee at the last meeting, and after some discussion, it was moved that the matter be tabled.

Motion carried.

The meeting adjourned at 11:00 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 1, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 8:00 P.M., March 1, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas—8.

Absent: None.

The proceedings of the regular meeting of February 1, 1962 and the special meeting of February 15, 1962, were approved.

The petition by C. Kay McDonald to rezone property at 1027 Braman Street from "B" One Family Residence District to "C" Two Family Residence District was referred to the Zoning Committee.

A petition by Peter and Grace Karman and Theodore H. Wieber to rezone property at 900 and 910 W. Ottawa Street from "C" Two Family Residence to "D-1" Professional Office District was referred to the Zoning Committee.

Mr. Harold Davis appeared in favor of his petition to rezone property in the 5600 block of S. Cedar Street from "E-1" Drive-In Shop District to "G-2" Wholesale District, stating that the surrounding area, except directly to the North, was being used for industrial or warehouse purposes and that the topography to the North was such that in his opinion the residential property would not be adversely affected by the proposed use. Mr. Davis stated that he has no sale for the property at present time but feels that it is important to have the property properly rezoned so that sale may be made and he believes that this is the highest and best use of the property.

The matter was referred to the Zoning Committee.

Mr. Keith Granger appeared in favor of his petition to rezone property at the S.W.

corner of Jolly Road and S. Cedar Street from "A" One Family Residence District to "F" Commercial District. He presented a copy of a survey sheet showing the location of the buildings on this property and the desirable additional area for buildings and agreed that the balance should be zoned for off-street parking.

The matter was referred to the Zoning Committee.

Mr. Edward Panasiewicz appeared in favor of his petition to rezone property at the N.W. corner of Miller and Washington Roads from "A" One Family Residence District to "F" Commercial District. He stated that a gas station is now located at this location and he desires to build a new commercial building. He stated that the building he intends to build is 16 feet x 26 feet and agreed to bring in a drawing showing the location of buildings and off-street parking.

The matter was referred to the Zoning Committee.

Rev. Carl Graves submitted a drawing in connection with his petition to rezone property at the N.W. corner of Jolly Road and Ballard Street from "A" One Family Residence District to "B" One Family Residence District.

The matter of off-street parking and drives was discussed and referred to the Zoning Committee.

A petition by Duane A. Sprague to rezone property at 1401 Moores River Drive from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council, that the petition by Leonard Refineries Inc. to rezone Lot 1, 2, & 3, Block 1, McPherson's Saginaw Street Addition, and the South ½ of Lots 10, 11, and 12, Block 1, McPherson's Saginaw Street Addition, (N.W. corner

Saginaw and Logan Streets), from "B" One Family Residence District to "E-2" Drive-In Shop District, be not granted because the requested zoning would permit the intrusion of a commercial use into a residential area and would be detrimental to the values in the residential area. It was pointed out that the area bounded by Oakland on the North; Logan Street on the East; Saginaw on the South; and the St. Lawrence Hospital on the West; which is presently zoned "B" One Family Residence District is or will be in a transition state and the exact zoning for this property can not yet be recommended, but possible classifications appear to be "J" Parking District, "D-M" Multiple Dwelling District or "D-1" Professional Offices District, however, until such time as development in this area becomes more defined the property herein being petitioned should not be rezoned to "E-2" Drive-In Shop District.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Marjorie C. DeCamp to rezone the east 32.6 feet of Lot 10 of White's Sub. of Lots 1, 2, & 4, Block 11 of Claypool's Sub., except the North 85 feet thereof, (1010 W. Lapeer Street) from "C" Two Family Residence District to "J" Parking District, be granted to provide necessary off-street parking and that a three foot buffer strip on the east side of the "J" Parking area with a redwood lourvered fence 5 feet 6 inches in height on the in-board side of the buffer strip and on the south side of the "J" Parking area be erected.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Harold M. Davis for Albert Rogers, to rezone the north 100 feet of the south 200 feet of property beginning 458.7 feet west of north $\frac{1}{4}$ corner Section 6, T4N, R2W, Lansing Twp., Ingham Co., Michigan, thence south $1^{\circ} 53'$ west 558.2 feet, to N.E. corner Zola Nickels Davidson Lot at 4714 N. Grand River Avenue, thence west 80 feet, thence south $1^{\circ} 53'$ west 222.6 feet to center of US-16 highway, thence N.W.'ly along the center line 147.6 feet, thence N.E.'ly 729.8 feet to the north line of Section 6, thence east 223.1 feet to point of beginning, (4722 N. Grand River Ave.), from "A" One Family Residence District to "H" Light Industrial District, be granted and that the west 30 feet of the north 50 feet of the south 100 feet of the above property be rezoned from "A" One Family Residence District to "J" Parking District, and that the north 100 feet of the south 200 feet of property beginning at a point 681.78 feet west of the north $\frac{1}{4}$ corner of Section 6, T4N, R2W, thence south $2^{\circ} 0'$ west 739.67 feet to the center line of Grand River Road, thence north $68^{\circ} 41'$ west along said center line to a point which is

908.82 feet west of the north-south $\frac{1}{4}$ line, thence north parallel to the $\frac{1}{4}$ line 660.27 feet to the north line of Section 6, thence east 227.04 feet to the point of beginning (4816 N. Grand River Avenue), also be rezoned from "A" One Family Residence District to "H" Light Industrial District, and that the east 20 feet of the north 50 feet of the south 100 feet of the above property be rezoned from "A" One Family Residence District to "J" Parking District.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the west 20 feet of that part of the east 67.09 feet of Lot 11, James M. Turner's Subd. beginning 120 feet \pm north of the southeast corner of Lot 11, James M. Turner's Subd., thence northwesterly to a point on a line 67.09 feet west and parallel to the east line of Lot 11, on a line projected from the point of beginning to a point on a line perpendicular to N. Grand River Ave. 55 feet \pm northeasterly of the north line of Grand River Avenue beginning at a point 190 feet \pm northwesterly of the southeast corner of Lot 11 on the north line of Grand River Avenue, thence south to the north line of North Grand River Avenue, thence southeasterly along the north line of North Grand River Avenue to the southeast corner of Lot 11, thence north to point of beginning, (2506 N. Grand River Avenue), be rezoned from "A" One Family Residence District to "J" Parking District to provide access to the industrial property to the north.

Commissioner Musselman abstained from voting.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the west $27\frac{1}{2}$ feet of the east 30 feet of the north 160 feet of the south 370 feet and the north 80 feet of the south 210 feet of the south 370 feet of property described as a parcel of land in the northwest $\frac{1}{4}$ of Section 4, City of Lansing, Ingham County, Michigan, beginning at a point in the center of Jolly Road, approximately 498 feet east of the northwest corner of Section 4, running thence east 337 feet, thence south 420 feet, thence west to the center line of the Holmes Drain, thence northerly along the centerline of the Holmes Drain to point of beginning, (517 W. Jolly Road), be rezoned from "J" Parking District to "B" One Family Residence District.

Commissioner Manson abstained from voting.

Adopted by a 7 yea and 0 nay vote.

A letter from the State Highway Department addressed to the City Council and referred to the Planning Department re-

garding the rezoning of a piece of property at the intersection of US-16 and M-78 was read. The Chairman pointed out that this matter had been previously referred to the Zoning Committee. It was moved and supported, that we recommend to the City Council, that the request of the State Highway Department to rezone all that part of a parcel of land in the Southeast $\frac{1}{4}$ of Section 11, T4N, R2W, City of Lansing, Ingham County, Michigan, described as: beginning at the intersection of the Northerly line of Highway US-16 and the Westerly line of Highway M-78 (as established in 1954) which is South $1^{\circ} 24' 50''$ West a distance of 28.38 feet and North $68^{\circ} 25' 40''$ West a distance of 456.69 feet from the Southeast corner of said Section 11; thence North $68^{\circ} 25' 40''$ West along said Northerly line of US-16 a distance of 165 feet; thence North $21^{\circ} 34' 20''$ East a distance of 250 feet; thence South $68^{\circ} 25' 40''$ East a distance of 185 feet; thence Southeasterly to the said Westerly line of M-78; thence Southwesterly along the arc of a 1382.96 feet radius curve (chord bearing South $67^{\circ} 42' 56''$ West) 200 feet to the point of beginning which lies Northerly of a line described as: beginning at a point on the East line of said Section 11, which is North $1^{\circ} 24' 50''$ East a distance of 359.86 feet from the said Southeast corner of Section 11; thence South $59^{\circ} 04' 40''$ East a distance of 177.00 feet to the point of curvature of a 563.88 foot radius curve to the right (chord bearing South $85^{\circ} 30' 35''$ West); thence Westerly along the arc of said curve 520.26 feet to the point of tangency of said curve and a point of ending, except the South 60 feet thereof, (N.W. corner of US-16 and M-78), from "A" One Family Residence District to "F" Commercial District be granted and that the South 60 feet of the property be rezoned from "A" One Family Residence District to "J" Parking District.

Adopted by an 8 yea and 0 nay vote.

A letter from Anderson, Carr and Street, Attorneys for Morton L. Scholnick and Associates, regarding the use of property at the N.W. corner of Pine Street and Ottawa Street for dual tower high rise apartments, was read. The Chairman pointed out that a Public Hearing must be held by the Planning Board before recommendation to the City Council.

It was moved and supported that a Public Hearing on this matter be held on Wednesday, March 21, 1962, at 7:30 P.M., in the City Council Chambers.

Adopted by an 8 yea and 0 nay vote.

The Chairman of the Personnel Committee discussed the matter of additional personnel for the Planning Department. It was moved and supported that the Chairman be authorized to write a letter to the Personnel Director indicating the Board's desire to hire additional personnel as soon as possible and ask for the cooperation of the Personnel Director in reviewing applications for the position of Planning Director.

Motion carried.

It was moved and supported that the vacancies on the staff, namely Senior Planner and Intermediate Planner, be filled as soon as possible with people who are mutually agreeable with the present Director and the Personnel Committee.

Adopted by an 8 yea and 0 nay vote.

The meeting adjourned at 10:45 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 21, 1962

The special meeting for public hearing was called to order by the Chairman, Laurence S. Miller, at 7:30 P.M., March 21, 1962.

ROLL CALL

Present: Commissioners Buhl, Manson, Miller, Musselman, Sinas (5).

Absent: Commissioners Fink, Mutz, Ride-nour (3).

In addition to Councilmen Belen, Brooks and Milks, representatives of the State Journal and WJIM, 58 persons were present.

Chairman Miller opened the meeting by briefly explaining the purpose of the hearing and asked the Director to read the letter to the City Council from Anderson, Carr and Street, Attorneys for Morton Scholnick and Associates, asking for approval of two (2) high-rise apartments at the northwest corner of Ottawa and Pine Streets, which was referred to the Planning Board. He also asked that the section of the zoning ordinance referring to the requirements of a hearing for this type of approval be read.

The Chairman then called on Mr. Carr, Attorney, to introduce their request and the principals involved.

Mr. Carr introduced Mr. Scholnick who stated that they believed that Lansing has an economic base to maintain. This building will meet the needs and demands of the city and its people, that the proposed location is an excellent place to build the

structure since the "center city" needs a building of this type. He explained the high-rise concept stating that the building will contain living, parking and commercial facilities, and pointed to the difficulty of obtaining land for this type of development. He said that he believes this building will be something the City of Lansing can take pride in.

Mr. Birkerts, Architect, then explained the concept and complete layout of their plans. He called attention to the recreation area on the raised terrace and on the roof tops, as well as the commercial facilities on the first floor and at the base of the towers, stating that outside patronage is expected to support the commercial facilities. He called attention to the fact that 75% of the parking will be included and the remaining parking will be outside parking on ramps which will be screened from view by a brick wall.

At this point the Chairman recessed the meeting to permit persons in the audience to view the plans and model of the developer as well as the drawings made by the Planning Department. He suggested that people place their name and address and the topic they would like on slips of paper so that the meeting could be handled in an orderly manner.

After the recess the meeting was again called to order by Chairman Miller and opened for discussion, (copy of comments on file). After thorough discussion of the entire matter, the Chairman thanked the audience for their participation.

The meeting adjourned at 9:20 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, April 5, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 P.M., April 5, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas (8).

Absent: None.

The proceedings of the regular meeting of March 1, 1962, were approved.

The petition by S. Lansing Church of Christ to rezone property in the 4000 block of S. Pennsylvania and Glenwood Avenues, from "A" One Family Residence District and "J" Parking District to "J" Parking and "B" One Family Residence Districts was referred to the Zoning Committee.

Mr. Elmer Curtis represented the petitioner for the rezoning of property at 327-333 Bingham Street from "C" Two Family Residence District to "D-1" Professional Office District, stating that it is the desire of the petitioner to sell the property for use as a doctor's office within the next few years.

The matter was referred to the Zoning Committee.

A petition by Holmes Road Church of Christ to rezone property at 321 E. Holmes Road from "J" Parking District to "B" One Family Residence District was referred to the Zoning Committee.

Harold Bodine spoke in favor of his petition to rezone property at 2808-12 Stockman Court from "A" One Family Residence District to "J" Parking District pointing out the need for additional off-street parking for a new business about to locate in a present non-conforming commercial use building.

The matter was referred to the Zoning Committee.

A petition by Charles R. Green to rezone property at the N.W. corner of W. Mt. Hope Avenue and Bradley Street from "C" Two Family Residence District to "E-2" Drive-In Shop District was referred to the Zoning Committee.

Mrs. Harold Brown appeared in favor of her petition to rezone property in the 5500 block of S. Cedar Street from "A" One Family Residence District to "F" Commercial District stating that off-street parking might be zoned on the north side of the property adjoining the off-street parking area for the neighborhood commercial area.

The matter was referred to the Zoning Committee.

Mr. Edward Roney and Mr. Donald Gasper spoke in favor of the petition to rezone property at 1100 E. Mt. Hope Avenue from "A" One Family Residence District to "F" Commercial and "J" Parking Districts, stating that it is their intention to discontinue the grocery and remodel the building for one large drugstore and to use the balance of the property under petition for off-street parking including the lot to the rear from which the house would be removed.

The matter was referred to the Zoning Committee.

Mr. Ernie Robertson, 330 E. St. Joseph Street, represented the Capitol City Baptist Church in their petition to rezone property at 5430 S. Washington Road from "A" One Family Residence District to "B" One Family Residence and "J" Parking District, stating that they expect to build an addition to the North of the present church building and would provide off-street parking at the rear.

The matter was referred to the Zoning Committee.

Mr. Walter Neller appeared in favor of his petition to rezone property in the 1300 block of Eureka Street from "C" Two Family Residence District to "F-1" Commercial

and "J" Parking Districts. He presented pictures of the area and stated that the high bank along Eureka Street would be cut down to grade level to provide off-street parking. He also stated that approximately 40 doctors would be located in the new medical center near Sparrow Hospital.

The matter was referred to the Zoning Committee.

Mr. Carl Reagh, attorney, represented the petitioner for the rezoning of property off the 3700 block of S. Logan Street from "A" One Family Residence District to "D-M" Multiple Dwelling and "D-1" Professional Office Districts. He stated that it is their desire to develop professional offices on Logan Street with "D-M" Multiple Dwelling District running to the east as a buffer between the present shopping center and the balance of their proposed residential plat.

The matter was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council, that the petition by C. Kay MacDonald to rezone Lot 9, Block 13, Park Heights Subd., (1027 Braman Street), from "B" One Family Residence District to "C" Two Family Residence District, be granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Peter Karman and Theodore Wiewer to rezone the east $9\frac{1}{2}$ rods of the south $\frac{2}{3}$ of Lot 2, Block 8, Claypool Subd., (900 and 910 W. Ottawa Street), from "C" Two Family Residence District to "D-1" Professional Office District, be granted.

Adopted by a 7 yea and 1 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Harold M. Davis to rezone the property commencing at a point 303.5 feet west and 198 feet south of the north $\frac{1}{4}$ post of the southeast $\frac{1}{4}$ of Section 4, T3N, R2W, Delhi Township; Ingham County, Michigan; thence south 237 feet, thence east 460 feet parallel with the east and west $\frac{1}{4}$ line to the westerly line of Cedar Street or U.S. Highway #27, thence northwesterly along the westerly line of Cedar Street on a curve of radius of 2908 feet a distance of 270 feet, the bearing of the long chord is north $17^{\circ} 54'$ west, thence west 377 feet to the point of beginning, (5600 block S. Cedar Street), from "E-1" Drive-In Shop District to "G-2" Wholesale District, be granted because the proposed use would be in keeping with the uses on adjacent properties and properties across Cedar Street.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that property owned by Granger Company, that part of the northwest quarter of the northeast quarter of Section 4, T3N, R2W, beginning at the southwest corner of Cedar Street and Jolly Road, thence south on the west line of Cedar Street 125 feet, thence west 120 feet, thence north to the south line of Jolly Road 125 feet, thence east 120 feet to beginning, be rezoned from "A" One Family Residence District to "E-2" Drive-In Shop District; and that that part of the northwest quarter of the northeast quarter of Section 4, T3N, R2W, beginning 168 feet west and 206 feet south of the southwest corner of Cedar Street and Jolly Road, thence south 94 feet, thence west 10 feet, thence south 686 feet, thence west 100 feet, thence north 780 feet, thence east 110 feet to beginning be rezoned from "A" One Family Residence District to "F" Commercial District; and that the balance of that part of the northwest quarter of the northeast quarter of Section 4, T3N, R2W, described as beginning at the southwest corner of Cedar Street and Jolly Road, thence south on the west line of S. Cedar 1,006.25 feet, thence west 328 feet, thence north to a point on the south line of Jolly Road, thence east 328 feet to beginning be rezoned from "A" One Family Residence District to "J" Parking District with screening to consist of evergreen plantings with a minimum height of 6 feet on the west side of the "J" Parking area and a redwood or cedar treated louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the south side of the "J" Parking area.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that property owned by Edward Panasiewicz, beginning 33 feet north and 33 feet west of the southeast corner of Section 5, T3N, R2W, thence west 117 feet, thence north 117 feet, thence east 117 feet, thence south 117 feet to beginning, (northwest corner Miller and Washington Roads), be rezoned from "A" One Family Residence District to "E-2" Drive-In Shop District; and that property beginning 426.5 feet west and 135 feet north of the southeast corner of Section 5, T3N, R2W, thence north 225 \pm feet, thence northeasterly at a 45° angle $85 \pm$ feet to a point 426.5 feet north and $360 \pm$ feet west of the southeast corner of Section 5, T3N, R2W, thence east 225 \pm feet to a point 135 feet west and $426.5 \pm$ feet north of the southeast corner of Section 5, T3N, R2W, thence south 75 feet, thence west 163 \pm feet, thence southwestwesterly at a 45° angle $85 \pm$ feet to a point $298 \pm$ feet north and 351.5 feet west of the southeast corner of Section 5, T3N, R2W, thence south 163 \pm feet to a point 135 feet north and 351.5 feet west of the southeast corner of Section 5, T3N, R2W, thence west 75 feet to beginning be rezoned from "A" One Family Residence District to "F" Commercial District; and that the balance of the property described as beginning at the southeast cor-

ner of Section 5, T3N, R2W, thence west 466.5 feet, thence north 466.5 feet, thence east 466.5 feet, thence south 466.5 feet, to point of beginning, be rezoned from "A" One Family Residence District to "J" Parking District, with screening to consist of 4 foot continuous evergreen plantings with a mature height of at least 5 feet 6 inches on the north and west lines of the property and low evergreen plantings on the south and east sides of the "J" Parking area.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the property owned by Mt. Hope Assembly of God, the north 150 feet and the west 20 feet of the south 150 feet of Lot 3, Eco Farms, (northwest corner Jolly Road and Ballard Street), be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of Lot 3, Eco Farms, be rezoned from "A" One Family Residence District to "B" One Family Residence District with screening to consist of 4 foot continuous evergreen plantings with a mature height of at least 5 feet 6 inches on the west and north of the "J" Parking area and low evergreen plantings on the east of the "J" Parking area on the north 150 feet of the property.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the north 78 feet of Lot 20, Oldsdale Subd., (1401 Moores River Drive), owned by Duane A. Sprague, be rezoned from "B" One Family Residence District to "J" Parking District, with low evergreen plantings on the north line of the parking area and a redwood louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the west and south line of the "J" Parking area, and that the north 78 feet of Lot 19, Oldsdale Subd., remain in its present zoning classification.

Adopted by a 7 yea and 1 nay vote.

The tentative plat of Meadow Brook Subdivision was referred to the Streets Committee.

It was moved and supported that we recommend to the City Council, that favorable consideration be given to the proposal by Waverly Heights Building Corporation to construct a boulevard entrance way at the entrance to Cambrey Road from N. Waverly Road provided this be done at no expense to the City and that deeds for the necessary right-of-way be accepted when offered.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the matter of a letter from Anderson, Carr and Street, be tabled until further information is available.

Motion carried.

A letter from the Police and Fire Board was received and placed on file.

Invitation to retirement tea for Miss Ethel Mull was received and placed on file.

Announcement from Tec-Search on the appointment of Rolf C. Campbell was received and placed on file.

Notification from WJRT, Channel 12, regarding their program on Tuesday, April 10, from 10:30 until 11:00 P.M., on traffic, was read and placed on file.

Notification from the Director of Public Service, regarding the use of the room on the first floor of the City Hall for meetings, was received and placed on file.

The Chairman of the Personnel Committee reported on the Committee's activities regarding the selection of a Redevelopment Director. He stated that it is the Committee's opinion that Mr. Winston Folkers should be hired as Redevelopment Director, and that this selection meets with the approval of the City Council's Urban Renewal Committee.

It was moved and supported that the Chairman instruct the Personnel Director to hire Mr. Winston Folkers as Redevelopment Director.

Adopted by an 8 yea and 0 nay vote.

The Chairman of the Personnel Committee submitted the following resolution:

The Redevelopment Director shall be responsible to the Planning Board and the Urban Renewal Committee of the City Council.

The duties of the Director shall be:

1. Investigate and report on the needs of renewal and redevelopment for the City.
2. Administer the renewal and redevelopment projects that are approved.
3. Supervise the work of staff members

and consultants that may be retained to develop the projects.

4. Co-ordinate the renewal and redevelopment activities of the Planning Department and other departments of the City.
5. Carry out the directives of the Planning Board and the Urban Renewal Committee of the City Council.

In the event of the need of replacement of the Redevelopment Director, selection of the new Director shall be done by mutual consent of the Planning Board and the Urban Renewal Committee of the City Council.

The position of the Redevelopment Director shall be terminated upon mutual consent of the Planning Board and Urban Renewal Committee of the City Council.

It was moved and supported that the resolution be adopted and copies sent to the Mayor, Urban Renewal Committee of the City Council and the Personnel Director.

Adopted by an 8 yeas and 0 nays vote.

The Advance Planner, Joseph McEwan, was introduced to the Board and officially welcomed.

It was moved and supported, that the matter of the proposed contract with Tec-Search, Inc. be tabled until such time as the need for services are determined.

Motion carried.

Chairman Miller appointed Commissioner Ridenour as a member of the Ordinance Committee.

It was moved and supported, that beginning with the May meeting, the City Clerk be notified on the day of the meeting of such items that will be acted upon by the Board so that they may be included on the Council's agenda on the following Monday.

Motion carried.

The matter of off-street parking area for Sparrow Hospital was discussed and referred to the staff for study.

The meeting adjourned at 10:20 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, May 3, 1962

The regular meeting of the Planning Board was called to order by the Vice Chairman, Thomas Sinas, at 7:30 P.M. on May 3, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Mutz, Ridenour, Sinas (6).

Councilman Belen (1) Council Committee.

Absent: Commissioners Miller, Musselman (2).

The proceedings of the regular meeting of April 5, 1962, were approved.

Mr. Cleophas Rochon spoke in favor of his petition to rezone property at 2918 N. Grand River Avenue from "A" One Family Residence District to "F" Commercial District. The matter of off-street parking was discussed with the petitioner and the matter was referred to the Zoning Committee.

It was moved and supported that this petition be acted on at this meeting.

Motion carried.

Mr. Philetus Peck spoke in favor of his petition to rezone property at 1111 W. Allegan Street from "F" Commercial District to "B" One Family Residence District, stating that this rezoning is necessary to obtain a FHA loan.

It was moved and supported that this petition be acted on at this meeting.

Motion carried.

Attorney Henry Fisher spoke in favor of the petition to rezone property at the northeast corner of Capitol and Grand River Avenues from "D" Apartment District to "F" Commercial District citing some of the commercial zoning and commercial or semi-commercial uses in the area. Mr. Robert Kimmich represented the neighbors and urged that the petition be not favorably

considered, pointing out that the area is principally residentially occupied.

The matter was referred to the Zoning Committee.

Mr. O. P. Ford appeared in favor of his petition to rezone property at 6844 S. Cedar Street from "A" One Family Residence District to "F" Commercial District, stating that this property was commercially zoned in the township and has been used for commercial purposes.

The matter was referred to the Zoning Committee.

Mr. Noel Maxam appeared in favor of his petition to rezone property at the southwest corner of Logan Street and Warwick Drive, stating that he developed the residential area to the west of this property with no objection from the purchasers to commercial zoning along Logan Street. This property was commercially zoned in the township. It was pointed out that parking for adjacent commercial uses is being done on the street and is causing complaints by residents in the area.

Mr. Maxam stated that it is his intention to eventually construct commercial buildings and that he wishes to use the building for the trailer sales.

The matter of off-street parking in connection with commercial zoning was discussed and it was suggested to Mr. Maxam that he contact the Staff to work out parking areas.

The matter was referred to the Zoning Committee.

Mr. Al Keast of the Capitol Park Motor Hotel appeared in favor of his petition to rezone property in the 600 block of Townsend Street from "D-1" Professional Office District to "J" Parking District, stating that it is their intention to remove the old osteopathic hospital to provide for necessary off-street parking in connection with the motel.

The matter was referred to the Zoning Committee.

Mr. Don Hines, Attorney, spoke in favor of the petition by General Motors Corporation to rezone Block 187, 186, and 183, from "C" Two Family Residence and "F" Commercial Districts to "I" Heavy Industrial District. General Motors had recently acquired these lots for expansion.

The matter was referred to the Zoning Committee.

A petition by Roy Miller to rezone property at the southwest corner of Pennsylvania Avenue and Miller Road from "A" One Family Residence District to "E-1" Drive-In Shop District was referred to the Zoning Committee.

Mr. Ross Howard appeared in favor of the petition to rezone property in the 3000 block of S. Washington Avenue from "A" One Family Residence District to "D-M" Multiple Dwelling District, stating that they hope to construct a community unit plan apartment on this property and that the two small parcels are needed to complete the zoning for the overall site.

The matter was referred to the Zoning Committee.

Mr. Eugene Speaks appeared in favor of his petition to rezone property at 5920 S. Cedar Street from "A" One Family Residence District to "F" Commercial District, stating that the property has been commercially used for some years and that he desires to build an apartment above the commercial building.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council, that the west $\frac{1}{2}$ of Lot 546 and the east 50 feet of Lots 520 and 521 and the west 20 feet of Lots 518, 520 and 521 Maplehill Subd., (4000 block of S. Pennsylvania and Glenwood Avenues), owned by the South Lansing Church of Christ, be rezoned from "J" Parking District to "B" One Family Residence District; and that Lots 543, 544, and 545 of Maplehill Subd. and Lot 522 Maplehill Subd., except the west 20 feet thereof, be rezoned from "A" One Family Residence District to "J" Parking District. with low evergreen plants on the north and east sides of the "J" Parking area and screening to consist of 4 foot continuous evergreen plantings with a mature height of at least 5 feet 6 inches on the west and south sides of the "J" Parking area, with access to the parking area only from Pennsylvania Avenue and Maplehill Avenue.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Ned S. Curtis to rezone the south 2 rods of the west 6 rods of Lot 8 and the north 2 feet in width of the west 6 rods of Lot 10, Block 13, Green Oak Addition, City of Lansing, Ingham County, Michigan, and the west 2 rods of east 4 rods of Lot 8, and entire of Lot 10, except the east 2 rods thereof, and except the north 2.0 feet of west 6 rods thereof, Block 13, Green Oak Addition, City of Lansing, Ingham County, Michigan (327-333 Bingham Street), from "C" Two Family Residence District to "D-1" Professional Office District, be not granted.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Holmes Road Church of Christ to rezone the west 65 feet \pm of the south 120 feet of Lot 13, Block 2, Oakcrest Subd., (321 E. Holmes Road), from "J" Parking District to "B" One Family Residence District be granted.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Harold Bodine to rezone Lots 19 and 20 River Forest North Plat, (2808 Stockman Court) from "A" One Family Residence District to "J" Parking District be granted, except that the west 10 feet remain in its present zoning classification and screening to consist of evergreen plantings on the west side of this property and a redwood or cedar louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the north and east sides of the "J" Parking area, and that the north 34 feet of the west 50 feet of Lot 21, River Forest North Plat and the west 11 feet except the south 15 feet thereof and the east 7 feet of the west 50 feet, except the south 15 feet thereof, be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of the west 50 feet of Lot 21, River Forest Plat be zoned from "A" One Family Residence District to "F" Commercial District.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the east 112.75 feet of Lot 12 and the east 112.75 feet of the south 44 feet of Lot 13, Park Place Addition, (northwest corner of W. Mt. Hope Avenue and Bradley Street), be rezoned from "E-1" Drive-In Shop District to "D-1" Professional Office District, and that the west 44 feet of the south 44 feet of Lot 13, and the west 44 feet of Lot 12, Park Place Addition remain in its present zoning classification.

Commissioner Sinas disqualified himself from voting.

Lost by a 4 yea and 1 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Harold B. Brown to rezone property commencing at the northeast corner of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 4, T3N, R2W, Delhi Township, Ingham County, Michigan; then south 463.3 feet, thence north 89° west 365.9 feet to old MURR Company right-of-way; thence south 19° east along said right-of-way 300.0 feet to the point of beginning; thence north 71° east 108.4 feet to old Weigman Drain, thence southwesterly along said drain 147.1 feet to old MURR Company right-of-way; then along said right-of-way north 19° west to the point of beginning 98.4 feet (5500 block S. Cedar Street), from "A" One Family Residence District to "F" Commercial District be granted.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Edward Raney to rezone Lot 52, Kreiger's Assessor's Plat 44, (1100 E. Mt. Hope Ave.), from "A" One Family Residence District to "F" Commercial District and Lots 53 and 56, Kreiger's Assessor's Plat 44 from "A" One Family Residence District to "J" Parking District with screening to consist of a redwood or cedar treated louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the south line of the "J" Parking area be granted.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the east 200 feet of property described as commencing 33 feet west and 473.26 feet north of the east $\frac{1}{4}$ corner of Section 5, T3N, R2W, thence west 352.5 feet, thence north 113 feet, thence west 789.3 feet, thence north 73.74 feet, thence east 1141.8 feet, thence south 186.74 feet to place of beginning, (5430 S. Washington Road), be rezoned from "A" One Family Residence District to "B" One Family Residence District, and that the west 152.5 feet of the east 352.5 feet of this property be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of the property remain in its present zoning classification.

After some discussion it was then moved and supported that the petition be tabled to the next meeting.

Motion carried.

It was moved and supported that we recommend to the City Council, that property beginning at a point 10 feet north of the southwest corner of Lot 6, Assessor's Plat 17, thence north 70.5 feet, thence east 135.7 feet, thence north 61 feet, thence east 70 feet, thence south 66.5 feet, thence east 81 feet, thence north 66.5 feet, thence east 70 feet, thence south 61 feet, thence east 43 feet, thence south 70.5 feet, thence west to point of beginning, (1300 block of E. Michigan Avenue and Eureka Street), be rezoned from "C" Two Family Residence District to "J" Parking District; and that the east 70 feet and the west 70 feet of Lot 6, Assessor's Plat 17, except the south 141.5 feet, owned by Walter Neller, be rezoned from "F-1" Commercial District to "J" Parking District; and that the north 66.5 feet of the south 141.5 feet of Lot 6, Assessor's Plat 17, be rezoned from "C" Two Family Residence District to "F-1" Commercial District; and that the south 10 feet of Lot 6, Assessor's Plat 17 remain in its present zoning classification, with screening to consist of a redwood or cedar louvered treated fence 5 feet 6 inches in height with boards running perpendicular to the ground on the west side of the "J" Parking area north of the south 80.5 feet of Lot 6, Assessor's Plat 17, except the north 100 feet thereof and on the north line of the west 135.7 feet of the south 80.5 feet of Lot 6, Assessor's Plat 17 and 4 foot continuous evergreen plantings with a mature height of at least 5 feet 6 inches on the south 10 feet of Lot 6, Assessor's Plat 17, with no driveway opening on Eureka Street.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by L. W. Norman and L. L. LeGrand to rezone property beginning at a point 250 feet east of the center line of Logan Street and 1063 feet south of the north line of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, thence east 784.5 feet, more or less, to the west line of Supervisor's Plat of Burchfield, thence south 220 feet on the west line of said Supervisor's Plat, thence west 130 feet, thence northwesterly 140 feet more or less, on the arc of a 80 foot radius curve to the left, said curve being concave to the southwest, to a point 139.4 feet south of the north line of this description, thence west 574.5 feet, more or less, to a point 250 feet east of the center line of Logan Street, thence north 139.4 feet to the point of beginning from "A" One Family Residence District to "D-M" Multiple Dwelling District; and beginning at a point 60 feet east of the center line of S. Logan Street and 1063 feet south of the north line of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, thence east 190 feet parallel with the section line, thence south 139.4 feet, thence west 190 feet to the east line of Logan Street, thence north 139.4 feet to the point of beginning and also beginning at a point 60 feet east of the center line of S. Logan Street and 1262.4

feet south of the north line of Section 32, T4N, R2W, City of Lansing, Ingham County Michigan, thence east 190 feet parallel with the section line, thence south 120 feet, thence west 190 feet, to the east line of Logan Street, thence north 120 feet to the point of beginning from "A" One Family Residence District to "D-1" Professional Office District, (3700 block of S. Logan Street), be not granted because the residential zoning is consistent with the Master Plan and the rezoning would encourage strip commercial development in an area predominantly residential and sufficient commercial area has been provided.

After discussion it was moved and supported that the petition be tabled until the next meeting.

Motion carried.

It was moved and supported that we recommend to the City Council that property owned by Cleophas Rochon at 2913 N. Grand River, the east 13 feet of Lot 21, River Forest North Plat be rezoned from "A" One Family Residence District to "J" Parking District, and that property beginning 26 feet south and 1 foot east of the northwest corner of Lot 22, River Forest North Plat, thence east 20 feet, thence south 12 feet, thence east 6 feet, thence south 72 feet, thence east on a line parallel to the north line of Lot 22, River Forest North Plat to the east line of Lot 23, River Forest North Plat, thence south to the southeast corner of Lot 23, River Forest North Plat, thence northwesterly to a point 1 foot east of the west line of Lot 22, River Forest North Plat, thence north to point of beginning be rezoned from "A" One Family Residence District to "F" Commercial District, and that the balance of Lots 22 and 23, River Forest North Plat be rezoned from "A" One Family Residence District to "J" Parking District.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Philitus R. Peck to rezone the west 33 feet of north $\frac{1}{2}$ of Lot No. 2 and west 33 feet of Lot No. 3 and east 1 foot of north $\frac{1}{2}$ of Lot No. 4, Block No. 2, Keemp's Addition, City of Lansing, Ingham County, Michigan (1111 W. Allegan Street), from "F" Commercial District to "B" One Family Residence District be granted.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Waverly Heights No. 8 be approved.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Etou Downs No. 5 Subdivision be approved.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Meadowbrook Subdivision be tentatively approved according to the Staff's Plan B.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the offer by Hicks Brothers of property at 4637 Stafford Street for the extension of Cox Boulevard be not accepted because the cul-de-sac street provides a quiet neighborhood devoid of through traffic and the street extension would remove this quality and add an additional intersection and pavement to maintain.

Adopted by a 6 yea and 0 nay vote.

Commissioner Ridenour was excused from the meeting.

It was moved and supported that the Board's report on the Community Unit Plan at the northwest corner of N. Pine and W. Ottawa Streets as modified, (copy on file), be adopted and forwarded to the City Council.

Adopted by a 5 yea and 0 nay vote.

A letter from Mid-State Mortgage and Realty Company regarding a Community Unit Plan in the 3000 block of S. Washington Avenue was read and referred to the Committee of the Whole.

It was moved and supported, that the Public Hearing be held on May 31, 1962, at 7:30 P.M., in the Municipal Court Room.

Adopted by a 5 yea and 0 nay vote.

A letter from the State Building Commission regarding the Capitol Development Area was received and placed on file.

The Director called attention to a Flood Control Problems Meeting on May 22, 1962, on the 4th floor of the Library at Michigan State University.

A letter addressed to the Director invit-

ing his participation in an Action Program sponsored by the American Municipal Association, The National Association of County Officials and The American Association of State Highway Officials, designed to establish continuing transportation planning throughout the country, in Chicago, on May 10, and 11, was read and placed on file with no action taken.

A letter addressed to Mayor Bowerman and referred to the Director regarding the master film, "Portrait of a City," above the City of Detroit, was read and no action recommended.

It was moved and supported that the Staff study the feasibility of the City's operation of parking in an area bounded by Shiawassee, Washtenaw, Pine and Sycamore Streets.

Motion carried.

The meeting adjourned at 12:03 A.M.

VICTOR G. LEYRER,
Secretary.

P/V

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, June 7, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 P.M., June 7, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas (8).

Councilman Belen (Council Committee) (1).

Absent: None.

The proceedings of the regular meeting of May 3, 1962, were approved.

A letter from Leo Farhat, Attorney for Doctor and Mrs. R. Drews, stating that they wish to have their petition to rezone property at 836 E. Mt. Hope Ave. from "D-1" Professional Office District to "F" Commercial District held in abeyance until further notice, was read.

It was moved and supported that this matter be tabled until further notice from the petitioner.

Motion carried.

A petition by Sam Clay to rezone property at 3904 S. Logan St. from "A" One Family Residence District to "F" Commercial and "J" Parking Districts was referred to the Zoning Committee with a suggestion that adjacent property on Logan St. also be considered.

Mr. Don Williams, 1201 Chelsea, represented the petitioner for the rezoning of property at 329, 333, and 335 S. Butler Blvd. from "F" Commercial and "J" Parking Districts to "J" Parking and "F" Commercial Districts, stating that the cost of remodeling the present store is prohibitive and that they would like to use the present commercially zoned property on which the present store now stands for parking 12 vehicles and build a new store on the area now zoned for parking which would be used entirely for commercial purposes with no apartments above.

The matter was referred to the Zoning Committee.

A petition by Carl V. Beachnaw to rezone property at 4608 N. Grand River Ave. from "A" One Family Residence District to "H" Light Industrial District was referred to the Zoning Committee.

Mr. Arnold Kegeben, Realtor, represented the petitioner for the rezoning of property at the southwest corner of Mt. Hope and Pennsylvania Aves. from "B" One Family Residence District to "E-2" Drive-In Shop Districts, stating that this was an estate property and the Ohio Oil Company desires to use the property for a modern gasoline filling station. It was suggested that a plot plan be submitted to the Planning Dept.

The matter was referred to the Zoning Committee.

Mr. John Potter appeared in favor of his petition to rezone property at 426 W. Ottawa St. from "D-M" Multiple Dwelling District to "D-1" Professional Office District. He presented a plot plan and stated that there would be parking for 10 cars in addition to the street parking and that it is his desire to remodel this building to provide office space.

The matter was referred to the Zoning Committee.

Mr. Martin, representing Quality Dairy Company, in their petition to rezone property at 655 Ridgewood Ave. from "A" One Family Residence District to "F" Commercial District, stated that they needed additional room and would like to build an addition and that this use serves the neighborhood and is not injurious to adjoining properties. He also stated that it was commercially zoned before annexation to the City.

The matter was referred to the Zoning Committee.

Mr. Karl Kessler, represented the petitioner in the rezoning of property at 2100

Turner St. from "A" One Family Residence District to "D-M" Multiple Dwelling District, stating that they desire to use this property for either two family dwellings or apartment units, which in his opinion is the best use of this property since it fronts into industrial property on the west side of Turner St.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that property owned by Max and Clara Glass, the south 92 feet of the west 1/3 of Lots 7 and 8, Block 31, (the northeast corner of Capitol and Grand River Aves.), be rezoned from "D" Apartment District to "F" Commercial District, and that the north 40 feet of the west 66 feet of Lot 8, Block 31, be rezoned from "D" Apartment District to "J" Parking District, with screening to consist of a redwood or cedar treated louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the north and east lines of the "J" Parking area and low evergreen plantings on the west line of the "J" Parking area.

Adopted by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the property owned by O. P. Ford, the east 20 feet of Lots 76 and 77, Justamere Farm Subd., and the south 20 feet of Lot 77, Justamere Farm Subd., and the west 30 feet of Lots 76 and 77, Justamere Farm Subd., (6844 S. Cedar St.), be rezoned from "A" One Family Residence District to "J" Parking District and that the balance of Lots 76 and 77, Justamere Subd., be rezoned from "A" One Family Residence District to "F" Commercial District, with screening to consist of a redwood or cedar louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the west property line.

Adopted by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council, that property owned by Noel Maxam, the west 20 feet and the north 20 feet and the east 30 feet of property described as commencing at the northeast corner of Lot No. 3 of the Plat of Montclair, a subdivision of part of south 1/2 of northwest 1/4 of northeast 1/4 of Section 32, T4N, R2W, Lansing Township, Ingham County, Michigan, thence south 00° 02' 30" west 358.46 feet along the east boundary of said plat of Montclair; thence east along the south boundary of said plat of Montclair extended to its intersection with the west line of S. Logan St.; thence north along the west line of S. Logan St. 358.4 feet to its intersection with the south boundary of Warwick Dr.; thence north 89° 57' 30" west 230.19 feet along the south

boundary of said Warwick Dr. to the place of beginning, (southwest corner of S. Logan St. and Warwick Dr.), be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of the property be rezoned from "A" One Family Residence District to "F" Commercial District with screening to consist of a redwood or cedar treated louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the west property line of the "J" Parking area.

Adopted by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Capitol Park Motor Hotel to rezone the west 94 feet of Lot 5 and all of Lots 6 and 7, Block 159, (600 block of S. Townsend St.), from "D-1" Professional Office District to "J" Parking District be granted, with screening to consist of low evergreen plantings on the west and south line of the property.

Adopted by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council, that Block 187, (property bounded by Olds Ave., Walnut St., William St., and Townsend St.), and Block 186, (property bounded by Olds Ave., Chestnut St., William St. and Walnut St.), Block 183, (property bounded by Olds Ave., Division St., William St., and Sycamore St.), be rezoned from "C" Two Family Residence District to "I" Heavy Industrial District, because the proposed zoning is in accordance with the recommendations of the Master Plan.

Commissioners Ridenour and Sinas abstained from voting in this matter.

Motion carried by a 6 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Roy G. Miller, to rezone property commencing at a point 33 feet south and 50 feet east of the northwest corner of the east 1/2 of the northwest 1/4 of Section 10, T3N, R2W, City of Lansing, Ingham County, Michigan, running thence south 200 feet, thence east 200 feet, thence north 200 feet, thence west 200 feet to point of beginning, (southeast corner of S. Pennsylvania Ave. and Miller Rd.), from "A" One Family Residence District to "E-2" Drive-In Shop District, be not granted because the proposed commercial use would be detrimental to the future residential development of the area as envisioned by the Master Plan.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the peti-

tion by Warner Long Investment and Stanley and Margaret Cleaves to rezone property commencing at southeast corner of Lot 11 of Holmesdale Subd., thence south 92 feet, thence west 88 feet, thence north 92 feet, thence east to beginning, also commencing on the east line of S. Washington Ave. to a point 210.9 feet northeast from northwest corner of Half Acre Land Company's Plat, thence south $72^{\circ} 15'$ east 109.6 feet, thence south $0^{\circ} 30'$ east 84 feet, thence east 16.4 feet, thence south 66 feet to northerly line of said plat, thence east 89.8 feet, thence north 22° east 155 feet, thence north 66° west 247 feet to Washington Ave., thence southerly to beginning, all on southwest $\frac{1}{4}$ of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, (3000 block of S. Washington Ave.), from "A" One Family Residence District to "D-M" Multiple Dwelling District to be granted, because the parcel is to be developed as part of a multiple family unit plan.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the property beginning at a point 20 feet west and 8 feet north of the southeast corner of Lot 4, Supervisor's Plat No. 8, T3N, R2W, thence west 40 feet, thence north 18.6 feet, thence east 40 feet, thence south 18.6 feet to beginning, (5920 S. Cedar St.), owned by Eugene Speaks, be rezoned from "A" One Family Residence District to "F" Commercial District, and that the balance of Lot 4, Supervisor's Plat No. 8, T3N, R2W, be rezoned from "A" One Family Residence District to "J" Parking District, with low evergreen plantings on the west line of the property.

Motion carried by an 8 yeas and 0 nay vote:

It was moved and supported that we recommend to the City Council, that the property owned by Capitol City Baptist Church, the east 200 feet of property described as commencing 33 feet west and 473.26 feet north of the east $\frac{1}{4}$ corner of Section 5, T3N, R2W, thence west 352.5 feet, thence north 113 feet, thence west 789.3 feet, thence north 73.74 feet, thence east 1,141.8 feet, thence south 186.74 feet to place of beginning, (5430 S. Washington Rd.), be rezoned from "A" One Family Residence District to "B" One Family Residence District, and that the west $152\frac{1}{2}$ feet of the east $352\frac{1}{2}$ feet of this property be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of the property remain in its present zoning classification, with screening to consist of 4 foot continuous evergreen plantings with a mature height of 5 feet 6 inches on the south 113 feet of the west line of the "J" Parking area and low evergreen plantings on the south line of the "J" Parking area.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that property owned by L. W. Norman and L. L. LeGrand, beginning at a point 60 feet east of the centerline of Logan Street and 1,063 feet south of the north line of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, thence east 974.5 feet, more or less, to the west line of Supervisor's Plat of Burchfield, thence south 220 feet on the west line of said Supervisor's Plat, thence west 130 feet, thence northwesterly 140 feet more or less, on the arc of a 80 foot radius curve to the left, said curve being concave to the southwest, to a point 139.4 feet south of the north line of this description, thence west 764.5 feet, more or less, to a point 60 feet east of the centerline of Logan St., thence north 139.4 feet to the point of beginning, (3700 block of S. Logan St.), be rezoned from "A" One Family Residence District to "D-M" Multiple Dwelling District, and that the balance of the property remain in its present zoning classification because any commercial zoning would encourage strip commercial development in an area predominantly residential and sufficient commercial area has been provided.

Motion carried by an 8 yeas and 0 nay vote.

Mr. Jack Van Peenen addressed the Board regarding the possibility of changing the requirement of screening in connection with the area zoned "J" Parking District in the 1700 block of S. Pennsylvania Ave.

The matter was referred to the Zoning Committee.

Mr. Melvin Jakeway, 2706 W. Jolly Rd., addressed the Board regarding the screening adjacent to residentially zoned property and his property zoned "J" Parking District at 2706 W. Jolly Rd. It was pointed out to Mr. Jakeway that the Ordinance requires screening on any parking area adjacent to residential property.

It was suggested that he address a communication to the City Council regarding this matter.

Commissioner Fink, Chairman of the Urban Renewal Committee, introduced Mr. Winston E. Folkers, Redevelopment Director, who gave a report on the joint meeting of the Urban Renewal Committees of the City Council and Planning Department.

It was moved and supported, that we recommend to the City Council, that the Plat of Beckwith Subd. be approved.

Adopted by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to City Council that Lots 64, 65, 66, and 67 of Edwards Glendale Heights in the 500 block of Glendale Ave. be sold to Judson Memorial Baptist Church in accordance with their request.

Adopted by an 8 yea and 0 nay vote.

A letter from John Eliasohn, attorney for Roscoe and Dorothy Borus, requesting the vacating of the alley at 2319 S. Cedar St., was read.

It was moved and supported that the matter be tabled for 30 days.

Motion carried.

After some discussion regarding the report on the letter from Mid-State Mortgage and Realty Company, it was moved and supported that the following report be submitted to the City Council:

Plans for development, under the community plan section of the Zoning Ordinance, of an apartment project called Crestwood Terrace, have been submitted to Council and referred to the Planning Board.

The Board has held a public hearing and is herein submitting its report.

The proposed development, which consists of three 42-unit apartment buildings, a swimming pool and a service building, is located along the southeast side of Washington Ave. between Dunlap and Hodge Sts.

The Planning Board is required by the Zoning Ordinance to consider the following paragraphs of Section 36-7 "Community Unit Plan."

1. Ordinance:

"That the property adjacent to the area included in the plan will not be adversely affected."

Analysis:

The proposed development would not adversely affect adjacent property if proper screening is affected. The adjacent residential lots rear into the subject parcel. Ingress and egress to the project is obtained without increasing traffic on local residential streets. Both these factors are sound planning principles.

Recommendation:

Proper screening in this case would be a six foot fence or a planting strip with a minimum width of fifteen feet. If screening is to be achieved by a use of plant material, a planting strip, a minimum of 15 feet in width should be required and plans, showing the kind, size, and spacing of plant material should be submitted and referred to the Park Department for recommendation and approval.

2. Ordinance:

"That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare."

Analysis:

The circulation pattern proposed on the site plan does not provide for proper servicing of buildings or movement of vehicles. With this exception the Plan conforms with the intent of the Zoning Ordinance. The Board does believe, however, the proposed 1.05 parking spaces per dwelling unit are not adequate to handle the needs of the project, in spite of the fact that this does conform with the Ordinance.

Recommendation:

To remedy the situation the Board recommends that the building complex be shifted forward and the two travel and parking areas extended to connect along the east line of the property. This would provide additional parking and improve circulation.

It is suggested that a minimum of 1.3 parking spaces per dwelling unit be provided.

3. Ordinance:

"That the buildings shall be used only for single-family dwellings, two-family dwellings, or multiple-dwellings and the usual accessory uses such as garages, storage space and community activities, including churches."

Analysis:

The proposed apartment and the swimming pool and service building, which are accessory uses, conform with the requirements of the Ordinance.

Recommendation:

That these uses be approved.

4. Ordinance:

"That the average lot area per family contained in the site, exclusive of the area occupied by streets, will not be less than the lot area per family required in the district in which the development is located."

Analysis:

The proposed 1,186 square feet of lot area per apartment exceeds the 1,000 square feet per apartment minimum required by the Zoning Ordinance.

Recommendation:

That the lot area per dwelling unit be approved.

The Board suggests that this type of development should reserve adequate

area for private streets with widths in accordance with city standards. This would allow proper circulation and proper access for tenants, police and fire equipment, and services.

On the basis of the above recommendations the Planning Board recommends that the Plan be approved.

Motion carried by an 8 yeas and 0 nay vote.

A letter from the State Administrative Board regarding building in the Capitol Development Area was read and placed on file.

It was moved and supported that the annual dues to the Michigan Society of Planning Officials be paid.

Motion carried by an 8 yeas and 0 nay vote.

The Director called attention to the communication from the Community Services Council that the Staff Member's term as a delegate has expired as of May 31, 1962.

It was moved and supported that the Planning Director, who ever he may be, be appointed as the official staff delegate to the Community Services Council for the

next two years.

Adopted by an 8 yeas and 0 nay vote.

The Director discussed with the Board the necessary level of classification for the Planner to conduct the Urban Renewal studies and also the matter of addition of two Junior Planners to the Staff of the Planning Division.

It was moved and supported that the matter of the Planner for the Urban Renewal studies be referred to the Urban Renewal Committees of the Planning Board and the City Council to report not later than the next meeting and that the matter of two additional Junior Planners to the Planning Division Staff be referred to the Personnel Committee.

Motion carried.

It was moved and supported that Victor G. Leyrer be continued as Planning Director, until another Director is appointed, with no obligation to continue beyond a date convenient to him.

Adopted by an 8 yeas and 0 nay vote.

The meeting adjourned at 12:05 A.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, July 5, 1962

City Hall
Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 P.M., July 5, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Houston, Longenecker, Manson, Miller, Ridenour, Sinas—8; Councilman Belen (Council Committee)—1.

Absent: None.

The proceedings of the regular meeting of June 7, 1962, were approved.

Commissioner Buhl nominated Commissioner Miller for the office of Chairman for the next year.

It was moved by Commissioner Sinas, supported by Commissioner Fink that the nomination be closed and a unanimous ballot be cast for Commissioner Miller for the office of Chairman for the next year.

Motion carried.

Commissioner Manson nominated Commissioner Sinas for the office of Vice-Chairman for the next year.

Commissioner Sinas nominated Commissioner Ridenour for the office of Vice-Chairman for the next year. Commissioner Sinas declined the nomination.

It was moved by Commissioner Sinas, supported by Commissioner Fink that the nomination be closed and a unanimous ballot be cast for Commissioner Ridenour for the office of Vice-Chairman for the next year.

Motion carried.

Commissioner Buhl spoke for the petitioners, Industrial Welding, Inc., in their

petition to rezone property at 2200 Olds Ave. from "J" Parking District to "H" Light Industrial District.

It was moved and supported that this petition be acted on at this meeting.

Motion carried.

A petition by Donald J. Dunn to rezone property at the S.E. corner of Pierce Rd. and Logan St. from "D-1" Professional Office District to "F" Commercial District was referred to the Zoning Committee.

A petition by Riley Land Co., and Tulsa Oil Corp., to rezone property at the N.W. corner of Jolly Rd. and Cedar St. from "E-1" Drive-In Shop District to "E-2" Drive-In Shop District was referred to the Zoning Committee.

Mr. Carl L. Reagh represented the petitioners in the rezoning of property at the S.E. corner of Holmes Rd. and Logan St. from "J" Parking District to "F" Commercial District, "E-1" Drive-In Shop and "E-2" Drive-In Shop, who agree to have a corrected plot plan available for the Board by the next meeting in reply to Commissioner Manson's question of the ratio of parking to building site.

Commissioner Ridenour suggested that the location of the drive for the "E-1" Drive-In Shop use be checked in relation to the Commercial use on the west side of Logan St.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the east 66 feet and the west 30 feet of the east 156 feet of the south 40 feet of the east 205 feet of Lot No. 4 of Hillcrest Farm Subd., be rezoned from "A" One Family Residence District to "F" Commercial District and that the east 126 feet except the east 66 feet thereof of the east 205 feet of Lot No. 4, Hillcrest Farm Subd., (3904 S. Logan St.) be rezoned from "A" One Family Residence District to "J" Parking District and that the balance of the east 205

feet of Lot No. 4, Hillcrest Farm Subd., remain in its present zoning classification.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that the petition by Donald Fox to rezone the west 66 feet of Lot 13, Block 3, Bush, Butler and Sparrow's Addition (329, 333, 335 Butler Blvd.) from "F" Commercial District to "J" Parking District and the south 49.5 feet of Lot 12, Block 3, Bush, Butler and Sparrow's Addition from "J" Parking District to "F" Commercial District be granted with screening to consist of low evergreen plantings on the south side of the "J" Parking area with entrance only from Kalama-zoo St. side.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported by Commissioner Ridenour, and supported that we recommend to the City Council that the petition by Carl V. Beachnaw to rezone property commencing in center N. Grand River Ave., 214.4 feet northwest of its intersection with north and south $\frac{1}{4}$ line Section 6, thence northwesterly along N. Grand River Ave., 64.3 ft., north $0^{\circ} 44'$ east to the north line of Section 6, east to point 202 feet west of north and south $\frac{1}{4}$ line, south parallel with north and south $\frac{1}{4}$ line to beginning, except the south 200 feet thereof from "A" One Family Residence District to "H" Light Industrial District be granted and that the east 20 feet of the north 150 feet of the south 200 feet of the above described property be rezoned from "A" One Family Residence District to "J" Parking District;

Also that property commencing in center N. Grand River Ave., 278.7 feet northwest of its intersection with north and south $\frac{1}{4}$ line of Section 6, thence northwesterly along N. Grand River Ave., 93.7 feet, north $0^{\circ} 44'$ east to the north line of Section 6, east 75 feet, south parallel with north and south $\frac{1}{4}$ line to beginning; except the south 200 feet thereof be rezoned from "A" One Family Residence District to "H" Light Industrial District and that the west 20 feet of the north 150 feet of the south 200 feet of this property be rezoned from "A" One Family Residence District to "J" Parking District;

Also that property commencing at a point 200 feet north of a point on the centerline of N. Grand River Ave., 372.4 feet northwest of its intersection with the north and south $\frac{1}{4}$ line of Section 6, thence north $0^{\circ} 44'$ east to the north line of Section 6, thence west to a point 458.7 feet west of the north and south $\frac{1}{4}$ line of Section 6, thence south $1^{\circ} 58'$ west 558.2 feet, to the northeast corner Zola Nickels Davidson Lot at 4714 N. Grand River Ave., thence west 80 feet, thence south $1^{\circ} 53'$ west 122.6 feet, thence northeasterly to point of be-

ginning, be rezoned from "A" One Family Residence District to "H" Light Industrial District; and that

The east 20 feet of property beginning at a point 50 feet north of a point on the centerline of N. Grand River Ave., 372.4 feet northwest of its intersection with the north and south $\frac{1}{4}$ line of Section 6, thence north $0^{\circ} 44'$ east 150 feet, thence southwesterly 20 feet on a line projected from a point 150 feet north of the point of beginning to a point 538.7 feet west and 680.8 feet south of the north $\frac{1}{4}$ post of Section 6, thence south to the north line of N. Grand River Ave., thence southeasterly to point of beginning (4608 N. Grand River Ave.) be rezoned from "A" One Family Residence District to "J" Parking District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Ruth Leavitt to rezone Lots 24, 25, and the north 10 feet of the east 76.75 feet of Lot 35 and Lots 22, 23 and the north 10 feet of Lot 34 and north 10 feet of west 35 feet of Lot 35 of Hollywood Subdivision (the southwest corner of Mt. Hope Ave., and Pennsylvania Ave.), from "B-1" Family Residence District to "E-2" Drive-In Shop District be not granted because the Master Plan proposes the area to be maintained in a residential classification since the commercial development shown in the Master Plan already exists to the east of this corner.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by John C. Potter to rezone the west 55 feet of Lot No. 7 and the west 55 feet of the south 23 feet of Lot 8, Block 93 (426 W. Ottawa St.) from "D-M" Multiple Dwelling District to "D-1" Professional Office District be not granted because the property is located within the Capitol Development area and the proposed type of development should develop in the Central Business District core which is in accordance with the Master Plan and the Downtown Development Council's studies.

It was then moved and supported that this petition be tabled for 60 days.

Motion carried.

It was moved and supported that we recommend to the City Council that property owned by Quality Dairy Company beginning at a point 26 feet 3 inches north and 11 feet 8 inches west of the southeast corner of Lot 281, Maplehill Subd., thence north 48 feet 10 inches, thence west 28 feet 8 inches, thence south 48 feet 10 inches,

thence east 28 feet 8 inches to the point of beginning (655 Ridgewood Ave.), be rezoned from "A" One Family Residence District to "F" Commercial District; and that:

The balance of Lot 281, Maplehill Subd. be rezoned from "A" One Family Residence District to "J" Parking District.

With a wood louvered fence on the west property line and a 4 foot continuous evergreen planting with a mature height of 5 feet 6 inches on the north of the "J" Parking area.

Motion carried by a 7 yea and 1 nay vote.

It was moved and supported that we recommend to the City Council that the property owned by Julian Burt commencing at the northeast corner intersection Turner St. and Mosley Ave., thence northwesterly on easterly line of Turner St. 262.7 feet more or less to point 3 feet southeasterly of southwest corner, north to southeast corner of Lot 130, North Garden Subd., east 267.8 feet, south 231 feet to north line Mosley Ave., west 253.9 feet to beginning; Section 4 except the north 30 feet and the east 30 feet thereof (2100 Turner St.) be rezoned from "A" One Family Residence District to "D-M" Multiple Dwelling District and that the north 30 feet and the east 30 feet of the property remain in its present zoning classification.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Industrial Welding, Inc., to rezone property beginning at a point 50 feet west and 20 feet south of the northwest corner of Lot 46, Smith's Subd., thence west 35 feet, thence south to the north line of Olds Ave., thence southeasterly to a point 50 feet, west of the southwest corner of Lot 47, Smith's Subd., thence north to point of beginning, also beginning at a point 58 feet east of the intersection of the south line of Lot 40, Smith's Subd., and the north line of Olds Ave., thence south 38 feet, thence east 34 feet, thence north 38 feet, thence west 34 feet, to point of beginning (2200 Olds Ave.), from "J" Parking District to "H" Light Industrial District be granted.

Commissioner Buhl disqualified himself from voting.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the screening in connection with the Van Peenen property in the 1700 block of S. Pennsylvania Ave. be changed to provide low evergreen plantings from the east end of the present fence on the north line of the

"J" Parking area to the front property line and no requirement for screening on the south and east of the "J" Parking area.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Meadow Wood Subd. be approved.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Holly Park No. 3 Subd. be approved.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Arrow Head No. 1 Subdivision be approved.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the east 10 feet of the west 119.65 feet of Lot No. 1 and the east 10 feet of Lot No. 2, Deeg's Subd. (at the rear of 2319 S. Cedar St.) be deeded to the City on July 13, 1949, for alley purposes be returned to the owners of the property of the above address.

Motion carried by an 8 yea and 0 nay vote.

Mr. Dwight Rich, Superintendent of Public Schools and Mr. Phillip Gannon, Dean of Community College appeared before the Planning Board stating the necessity of constructing an addition to the present Community College building to provide for their needs for the next 4 or 5 years. They stated that this addition would be either on the north of the buildings in the present parking lot or to the south of the buildings in the location of the present library. They also stated that the approval of this addition on this site is necessary to obtain Federal money for the Planning of the building.

Commissioner Manson inquired as to whether or not the Master Plan must be revised before recognizing this request.

It was the consensus of opinion that this would not require a revision of the Master Plan.

Commissioner Sinas expressed concern regarding the off-street parking area particularly if the addition were constructed on the present parking lot.

Mr. Rich suggested that the sub-standard properties on the south side of Shiawassee St. could be removed and public parking provided for this part of the Community College. Mr. Rich stated that this would be a multi-story building and would probably always be considered a unit of the Community College even though the balance of the eventual Community College Campus would be at a different location.

It was moved and supported that the site for the addition of the present Community College building be approved and that thought be given to adequate off-street parking area and that a copy of this resolution be sent to the City Council.

Motion carried by an 8 yeas and 0 nays vote.

Mr. Harold Davis appeared before the Board and pointed out that the "J" Parking area which provides access to the Industrial property at 4722 N. Grand River Ave. should have been placed on the east side of the property instead of the west side.

It was moved and supported that we recommend to the City Council that the west 30 feet of the north 50 feet of the south 100 feet of property described as beginning 458.7 feet west of north $\frac{1}{4}$ corner Section 6, T4N, R2W, Lansing Township, Ingham County, Michigan, thence south $1^{\circ} 53'$ west 558.2 feet, to the northeast corner Zola Nickels Davidson Lot at 4714 N. Grand River Ave., thence west 80 feet, thence south $1^{\circ} 53'$ west 222.6 feet to center of US-16 highway, thence northwesterly along the center line 147.6 feet, thence northeasterly 729.8 feet to the north line of Section 6, thence east 223.1 feet to point of beginning (4722 N. Grand River Ave.), be rezoned from "J" Parking District to "A" One Family Residence District and that the east 30 feet of the north 50 feet of the south 100 feet of the above described property be rezoned from "A" One Family Residence District to "J" Parking District.

Motion carried by an 8 yeas and 0 nays vote.

A letter from Edward W. Sparrow Hospital regarding the possibility of changing the requirement for screening on their property at the northwest corner of Holmes and Jerome Sts. zoned "J" Parking was read and referred to the Zoning Committee.

A letter from Sinclair Refining Company regarding the possibility of changing the type of fencing on their property at the

southwest corner of Logan St. and Moores River Dr. zoned "J" Parking was read and referred to the Zoning Committee.

A letter from Walter Rueff regarding the possibility of changing the requirement for screening on his property adjacent to his store at 845 W. St. Joseph St. and the possibility of having the "J" Parking lot zoned "F" Commercial District was read and the matter of screening was referred to the Zoning Committee.

It was moved and supported that Mr. Rueff be advised to file a petition for rezoning in the regular manner.

Motion carried.

A letter from the Board of Appeals advising the Planning Board of an Appeal to erect a house on property in the 1700 block of S. Pennsylvania Ave. between the north and south leg of Pershing Ave. which would reduce the yard areas since this property is completely surrounded by streets and that this appeal had been tabled and the matter referred to the Planning Board was read.

After some discussion as to the advisability of vacating the south leg of Pershing Ave. which would make this isolated lot a corner lot, it was moved and supported that we recommend to the City Council that that part of the south leg of Pershing Ave. adjacent to Lot No. 12, Parkdale Subd. running 132 feet to the east from Pennsylvania Ave. be vacated, provided a 10 foot strip on the north side of the vacant property between the north and south leg of Pershing Ave. is deeded to the City to provide a 50 foot right-of-way on the north leg of Pershing Ave.

Motion carried by an 8 yeas and 0 nays vote.

Mr. Manson, Chairman of the Personnel Committee, reported that the joint Urban Renewal Committees of the City Council and the Planning Board had discussed the matter of an Intermediate Planner versus a Senior Planner for the Urban Renewal studies and had notified the Planning Director to hire an Intermediate Planner as authorized in our budget to make these studies. Mr. Manson further reported that the Personnel Committee makes no recommendation at this time regarding the addition of two junior planners to the Planning Division Staff.

It was moved and supported that the City Council be commended for their support of the Planning Board's stand regarding the requirements in connection with the construction of the high rise towers at Ottawa and Pine Sts.

Motion carried.

It was moved and supported that a letter be sent to the Mid-Michigan Chapter of the American Institute of Architect's expressing the Planning Board's appreciation for the fine presentation of the Architect's proposal of a method of carrying out the recommendations of the Master Plan and the Downtown Development Council's report.

Motion carried.

It was moved and supported that we recommend to the City Council that the City Council confer with officials of the State of Michigan regarding off-street parking in connection with the proposed building program of new state office buildings in the Capitol Development area, offering the co-

operation of the City of Lansing in furnishing off-street parking in this area.

Motion carried by an 8 yeas and 0 nays vote.

It was moved and supported that the staff investigate preparation of a report to promote the advantages of Lansing as an area for Industrial Development.

Motion carried.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, August 2, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 p.m., August 2, 1962.

side of Logan Street and adequate commercial zoned land is available at Holmes Road and Logan Street to the north—and Logan Street and Jolly Road to the south.

Adopted by a 6 yea and 0 nay vote.

ROLL CALL

Present: Commissioners Buhl, Fink, Houston, Longenecker, Miller, Ridenour (6)

Council Committee—Belen.

Absent: Commissioners Manson, Sinas (2)

The proceedings of the regular meeting of July 5, 1962, were approved.

Mr. Thomas Plumhoff appeared in favor of the petition to rezone property at 1212 Sheridan St. from "B" One Family Residence District to "C" Two Family Residence District, pointing out the industrial operation to the west of this property.

The matter was referred to the Zoning Committee.

Mr. Vincent Covella appeared in favor of his petition to rezone property in the 4300 block of S. Logan Street from "F" Commercial and "J" Parking District to "J" Parking and "F" Commercial Districts, stating that it is their desire to place the building across the rear of the property and asked that consideration be given to action on this petition at this meeting.

It was moved and supported, that this petition be acted on at this meeting.

Motion carried.

It was moved and supported, that we recommend to the City Council that the petition by Donald J. Dunn to rezone Lot 22 Sonnenberg Sub., (S. E. Corner of Pierce Road and Logan Street), from "D-1" Professional Office District to "F" Commercial District, be not granted because the character of the area to the east is entirely residential and there should be no further encouragement of strip zoning on the east

It was moved and supported, that we recommend to the City Council, that property commencing at the N. E. corner of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, thence S. 89° 49' W 291.0 feet on the Section Line, thence south 793.0 feet to a point, thence south 89° 49' W 660 feet to the point of beginning; thence continuing south 89° 49' W 61.2 feet; thence south 110.0 feet; thence N 89° 49' E 50.0 feet, thence south 110 feet, thence east 11.2 feet; thence north 220 feet to the point of beginning, (3700 block of S. Logan Street), owned by Shopper's Haven Incorporated, be rezoned from "J" Parking District to "F" Commercial District and that the balance of the property remain in its present zoning classification because the proposed changes would reduce the ratio of building to parking area below what is currently considered to conform with sound planning principles and would allow uses which would congest the highway and violate the basic principles of shopping center design—that of providing grouped commercial structures of integrated design with adequate parking facilities and controlled access.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that property beginning 33 feet north of the section line at a point 1213.25 feet easterly of the south ¼ post of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan; running thence easterly 140.0 feet to the intersection with the west right-of-way line of Cedar Street and 43.0 feet from centerline thereof, thence northerly 167.9 feet on said westerly line of Cedar Street, thence westerly 140.0 feet parallel with south line, thence southerly 167.9 feet to the point of beginning, except the south 33 feet and the west 25 feet thereof, (N. W. corner of Jolly Road and Cedar Street), owned by Tulsa Oil Corporation and Riley Land Company, be rezoned from "E-1" Drive-In

Shop District to "E-2" Drive-In Shop District and that the (said south 33 feet and the west 25 feet of this property), be rezoned from "E-1" Drive-In Shop District to "J" Parking District.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Vincent Covello to rezone the north 43 feet of the west 85 feet of Lot 1 and the east 20 feet of the south 5 feet of the north 46 feet of Lot 1 Supervisor's Plat Prosperity Farms No. 1, (4300 block of S. Logan Street), from "J" Parking District to "F" Commercial District, and the west 131 feet of the east 179 feet of the south 45 feet of Lot 1, Supervisor's Plat Prosperity Farms No. 1, from "F" Commercial District to "J" Parking District, be granted, to permit a re-arrangement of the building area and provide for more adequate off-street parking.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that the screening requirement at the N. W. corner of Holmes and Jerome Streets described as Lots 1, 2, and 3, Block C, Gower's Addition, owned by Edward W. Sparrow Hospital, be changed to provide a redwood or cedar louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the north line of the "J" Parking area from the west end to the front of the adjoining house and low evergreen plantings on the balance of the north line.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that the screening requirements for the "J" Parking area at the S. W. corner of Logan Street and Moores River Drive, described as Lot 2 of Block 2 of Cadwell's Addition, owned by Sinclair Refining Company, be changed to provide low evergreen plantings on the west property line back to the established set-back line in this block and that a treated redwood or cedar louvered fence 5 feet 6 inches above the floor of the parking area be provided on the balance of the west line of the property.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that the matter of a change in screening requirements at 845 W. St. Joseph Street be tabled for 90 days to provide an opportunity for the owners to petition for the rezoning of this property.

Motion carried.

A letter from Mid-State Mortgage and Realty Company commending the coopera-

tion from the Planning Department and City Council, was read and placed on file.

The Ordinance Committee reported on its work in connection with the proposed change of Section (36-7) "Community Unit Plan" as referred to the Board by the City Council.

It was moved and supported, that we recommend to the City Council, that the Amendment to Section (36-7) "Community Unit Plan" as proposed, be not approved, but recommend that this Section be amended as follows:

The owner or owners of any tract of land comprising an area of not less than two acres may submit to the City Council a plan for the use and development of all of the tract of land for residential purposes and for accessory commercial purposes or for the repair and alteration of any existing housing development on an area comprising two acres or more provided, however, said accessory commercial use shall not be in excess of 8% of the actual gross floor area of the structure devoted to residential uses, including halls, stairwells, etc., exclusive of parking area, such parking to be provided without separate charge, and provided further that said accessory uses shall comply in the following respect:

1. They shall have no signs visible from the exterior of the building.
2. They shall have no direct access from the exterior of the building. The development or alteration plan shall be referred to the Planning Board for study and recommendation after public hearing. The recommendations of the Board shall be accompanied by a report stating the reasons for approval or disapproval of the application and specific evidence and facts showing that the proposed community unit plan does or does not meet the following conditions:
1. That property adjacent to the area included in the plan will not be adversely affected.
2. That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
3. That the buildings shall be used only for single-family dwellings, two-family dwellings, or multiple dwellings and the usual accessory uses such as garages, storage space and community activities, including churches.
4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, will be not less than the lot area per family required in the district in which the development is located, except in a high rise structure the lot area per family requirement of the district involved may be reduced by not more than 40% where conditions warrant.

If the plans are approved by the City Council and Planning Board, building permits and certificates of occupancy may be issued even though the use of land, the height of the building or buildings, and the location of the buildings to be erected in the area and the yards and open spaces contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.

In the event the provisions of this Section (36-7) are inconsistent with this Ordinance the provisions of this Section (36-7) shall prevail.

Adopted by a 6 yea and 0 nay vote.

The Director reported that the off-street parking study for the Capitol Development Area had been made and was ready for discussion. The matter was referred to the Public Lands and Buildings Committee.

The Director reported on the Committee of the Whole meeting regarding the Highway Department's proposal on the Logan Street axis and read a letter from the Planning Division of the State Highway Department in which was included some of the requested information, as well as their statement that other requested information would be several years in process.

It was moved and supported, that this matter be tabled for 30 days and a copy of the Highway Department's letter sent to the Streets Committee of the Board.

Motion carried.

The Director reported on a new form to be used to obtain necessary information from the appropriate departments regarding a 6 Year Capital Improvements Program.

It was moved and supported, that the departments be requested to submit their

proposed 6 Year Capital Improvements Program not later than November 15, and that a copy of the letters be sent to Department Heads, Board Chairmen, City Council Members, Mayor and Mayor's Assistant.

Motion carried.

It was moved and supported, that the committee appointments, as submitted by the Chairman, be approved.

Motion carried.

Commissioner Houston called attention to a copy of the official report of the Mayor and City Council Citizens Committee on Capital Improvements.

It was moved and supported, that the report be referred to the Streets Committee, Public Lands & Buildings Committee, and the Urban Renewal Committee of the Board.

Motion carried.

It was moved and supported, that a communication be sent to the City Council commending the Mayor and City Council Citizens Committee for their efforts in connection with a Capital Improvement Program and advising the City Council that this report will be considered in the Planning Board's 1963-1969 Capital Improvements Program and that the report is under review by the Planning Board and an analysis thereof will be submitted to the City Council at an early date.

Motion carried.

The meeting adjourned at 9:55 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, September 6, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 P.M., September 6, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Houston, Longenecker, Manson, Miller, Ridenour, Sinas (8).

Absent: None.

The proceedings of the regular meeting of August 2, 1962, were approved.

Mr. Bob Hexel appeared in favor of the petition to rezone property at 400 Allen St. from "B" One Family Residence District to "C" Two Family Residence District stating that this property belongs to his aunt and that she desires to use this property as income property.

It was pointed out that the lot has insufficient area for two family development.

This matter was referred to the Zoning Committee.

Mr. Bruce Hartwick appeared in favor of the rezoning of his property at 2437 N. Grand River Ave. from "A" One Family Residence District to "F" Commercial and "J" Parking Districts. He presented drawings of the proposed shopping center and stated that in his opinion the property is not suitable for any other purposes. He pointed out that the parking to commercial floor area is 3 to 1 and that he would need 15 feet along the east side of the property to each individual owner facing on Coolidge St. as a buffer strip. He believes that a well designed shopping center can become an integral part of a neighborhood.

Mr. Archie Fraser, attorney for the property owners in the area, presented petitions of protest signed by 73 persons. He pointed out the difficulty in the movement of traffic in and out of the proposed shopping area, also the adequate shopping centers now existing and the restricted residential area to support a shopping center in this location.

Mr. Fraser pointed out that the Master Plan designates this area as a residential

area and stated that the owners in the area are not in favor of zoning other than residential. He stated that it is his belief that this property can be developed residentially. He questioned the possibility of a sufficient commercial operation at this location and was concerned about what the use of the land would be if the commercial venture fails. He referred to the unsightliness of a wall on the east line of this property and the commercial buildings with their necessary facilities in contrast to the view the residents along Coolidge now have.

Mr. Kize showed pictures of the rear of other shopping centers to emphasize this point.

John Brisbin, 1114 N. Capitol; Walter Campbell, 2321 Coolidge; Merlyn Gates, 2100 Coolidge; Mrs. Maynard Gould, 2304 Coolidge; Anthony Krancick, 2115 Coolidge; also spoke in objection to the rezoning of this property and supported the statements made by Mr. Fraser.

Mr. Fraser read a letter from Mr. Froh also expressing his objections to this rezoning.

The matter was referred to the Zoning Committee.

Mr. Arthur Hilton appeared in favor of the petition to rezone property at 1320 S. Logan St. from "B" One Family Residence District to "F" Commercial District stating that the proposed use of this property is for a used car lot and that he has given consideration to the purchase of the property to the west.

The matter was referred to the Zoning Committee.

Mr. Joseph Grammatico, 3423 Oakcliff, appeared in favor of his petition to rezone property at 912 Ionia St. from "C" Two Family Residence District to "D-M" Multiple Dwelling District, stating that he purchased this property for rental purposes and that he has sufficient area to add an additional apartment.

The matter was referred to the Zoning Committee.

Attorney Leo Farhat appeared in favor of the petition to rezone property at 1734-36-38 S. Logan St. from "B" One Family Residence District to "J" Parking District stating that this additional off-street parking area is needed by the Casanova Lounge.

The matter was referred to the Zoning Committee.

Mrs. Hilda Musselman appeared in favor of her petition to rezone property at 225 E. Main St. from "D" Apartment District to "F" Commercial District stating that she intends to use the property for her offices but may want to put additional uses in this property which may require commercial zoning.

The matter was referred to the Zoning Committee.

Mr. Charles Baryames appeared in favor of their petition to rezone property at 2421-23 S. Cedar St. from "F" Commercial District to "H" Light Industrial District stating that the reason for the requested rezoning is to permit the additional employees needed to expand the operation to include a shirt laundry unit and additional dry cleaning equipment.

The matter was referred to the Zoning Committee.

Mr. Ericks appeared in favor of his petition to rezone property at 4916 S. Cedar St. from "A" One Family Residence District to "F" Commercial District stating that he would like to sell this property for commercial purposes.

The matter was referred to the Zoning Committee.

A petition by Harry Terzian to rezone property at 1133 May St. from "B" One Family Residence District to "H" Light Industrial District was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by Robert Jones to rezone Lot 11 and the west 2 rods of Lot 10, Block 4 of F. C. Taylor's Replat of Dell's Subdivision of Lot 14 of Seymour's Subdivision of Section 10, T4N, R2W, City of Lansing, County of Ingham, (1212 Sheridan St.), from "B" One Family Residence District to "C" Two Family Residence District be granted.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that the petition by John C. Potter to rezone the west 55 feet of Lot 7 and the west 55 feet of the south 23 feet of Lot 8, Block 93, (426 W. Ottawa St.), from "D-M" Multiple Dwelling District to "D-1" Professional Office District be tabled for 30 days.

Motion carried.

It was moved and supported that we recommend to the City Council that property beginning 20 feet east and 142 feet north of the southeast corner of Lot 1 of the Plat of Montclair, thence north 0° 2' 30" east 70 feet, thence east 20 feet, thence south 70 feet, thence west 20 feet to beginning, (3600 block S. Logan St.), be rezoned from "J" Parking District to "F" Commercial District to correct an error caused by an inaccurate legal description in the rezoning of the adjoining property.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the final plat of Southbrook Hills Subd. be approved.

Motion carried by an 8 yea and 0 nay vote.

After an explanation by the Staff regarding the State Highway Department's proposed alignment of the I-496 Connector to the west, it was moved and supported that the next time a public hearing is set for the revision of a part of the Master Plan, that consideration be given to including the interstate connector to the west from the central city on an alignment in accordance with the State Highway Department's Plan.

Motion carried.

After discussion regarding the advisability of holding a public hearing on a proposal on the Logan St. Axis of the Major Thoroughfare Plan, it was moved and supported that Plan 1 of the State Highway Department's proposals be tentatively adopted as an amendment to the Thoroughfare Plan of the Comprehensive Master Plan.

Commissioner Longenecker abstained from voting.

Motion carried by a 4 yea, 3 nay vote.

It was moved and supported that a public hearing on the revision of the Master Plan for the City of Lansing dealing primarily with the area west of Logan St. specifically the addition of Jenison Ave.

and Pattengill Ave. as a part of the Major Thoroughfare Plan from the Grand River at Logan St. on the north to somewhere between Holmes Rd. and Jolly Rd. on the south to be held on September 26, 1962, at 7:30 p.m. in the City Council Room, City Hall, Lansing, Michigan.

Motion carried by a 7 yeas and 1 nay vote.

The Public Lands and Buildings Committee stated that there was no further report on the off-street parking study for the Capitol Development Area.

It was moved and supported that the analysis of the Citizens Committee on Capital Improvements Program which has been submitted to the City Council be approved.

Motion carried by an 8 yeas and 0 nay vote.

A letter from the Tri-County Regional Planning Commission regarding their services to surrounding communities was received and placed on file.

The matter of street naming was dis-

cussed and the Director pointed out that the Tri-County Planning Commission is at present time making a very thorough and extensive study of this matter and that it would be well for the Chairman of our Streets Committee to be a member of the Citizens Committee of the Tri-County Planning Commission in this matter.

It was moved and supported that Commissioner Buhl attend the meetings of the Tri-County Planning Commission Streets Naming Committee.

Motion carried.

The Director reported that 2 graduate students who will attend Michigan State University this fall will start working in the Planning Department on Urban Renewal Studies on a part time basis beginning October 1, 1962.

Winston Folkers, Redevelopment Director, was present and reported that the necessary application blanks for planning funds have been prepared for Council's approval and submission to the Housing and Home Finance Agency.

The meeting adjourned at 11:45 p.m.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, September 26, 1962

September 26, 1962

City Hall

Lansing, Michigan

The special meeting of the Planning Board for the hearing on the revision of the Thoroughfare Plan in the Master Plan on the Logan Street Axis was called to order by the Chairman, Laurence S. Miller, at 7:30 p.m., on September 26, 1962, in the City Council Chambers.

ROLL CALL

Present: Commissioners Buhl, Fink, Houston, Manson, Miller, Ridenour, Sinas—7; Councilmen Baryames, Belen, Bradshaw, Milks—4; Traffic Engineer A. Hayes.

Absent: Commissioner Longenecker—1.

Chairman Miller opened the meeting and addressed the more than 300 people present stating that the meeting would be conducted by parliamentary procedure and asked for everyone to display good conduct. Councilman Milks and Bradshaw asked for an explanation of the meeting to let the people know just what was expected from the Planning Board. Chairman Miller asked the Director to give an explanation. The meeting was then opened to questions and comments from the audience. (Copy on file.) After thorough discussion on the proposed change, Chairman Miller declared the hearing closed at 10:30 P.M. and the meeting was adjourned.

VICTOR G. LEYRER,
Secretary.

B/C

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, October 4, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 p.m., October 4, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Houston, Longenecker, Manson, Miller, Ridenour, Sinas (8).

Absent: None.

The minutes of the regular meeting of September 6, 1962, and the Special Meeting of September 26, 1962, were approved.

A petition by Clarence Fitzpatrick and Harold Porter to rezone property at 401 S. Butler Blvd. from "D-M" Multiple Dwelling District to "E" Apartment Shop District was referred to the Zoning Committee.

Dr. Spagnuolo appeared in favor of his petition to rezone property at 401 W. Ionia Street from "D-M" Multiple Dwelling District to "D" Apartment District stating that it is his desire to convert present living quarters to additional doctors offices.

The matter was referred to the Zoning Committee.

Mr. Charles Baryames appeared in favor of his petition to rezone property at 1404 W. Mt. Hope Avenue from "E" One Family Residence District to "F" Commercial District, and presented a rendering of the building they intend to build. He stated that entrance and exit would be on Mt. Hope Avenue.

Mr. Harold Porter, 1836 Park, called attention to the existing commercial facilities in this area and expressed the opinion that if any further commercial areas are developed it might lead to commercial development for the length of Mt. Hope Avenue, which is now a residential area. He called attention to the petition of protest which has been filed with the City Clerk. He also stated that he believes that this type of business which will operate 14 to 15 hours per day with bright lights at night will adversely affect the residential

values and that the additional traffic will create an additional traffic hazard.

Mr. Charles R. Green, 1800 Park, reminded the Board that commercial zoning of this property could permit any kind of commercial development and did not guarantee the subject building would actually be built.

Mr. Andrew Isel, 2814 Boston Boulevard, stated that he owns property at Park and Goodrich and that Park Avenue is becoming a race track to Mt. Hope Avenue and that an additional commercial development would increase the traffic and congestion.

This matter was referred to the Zoning Committee.

Mr. Peter Laboda appeared in favor of his petition to rezone property at 909 W. Holmes Road from "E-2" Drive-In Shop District to "H" Light Industrial District, stating that this building would be used for a doughnut shop with approximately 50% retail business, that 4 bakers would be employed, as well as sales people and drivers. He stated that the building would be 35 feet by 100 feet and would have facilities to store two trucks.

The matter was referred to the Zoning Committee.

Mr. William Forgraves appeared in favor of his petition to rezone property at the northwest corner of Miller Road and S. Pennsylvania Avenue from "F" Commercial and "J" Parking District to "E-2" Drive-In Shop District. He pointed out the continuous commercial and parking area on the west side of Pennsylvania Avenue, as well as, the similar zoning on the east side of Pennsylvania Avenue, and stated that this proposed use is for the construction of a gasoline filling station. He informed the Board that a deed for the south 17 feet of this property along Miller Road for street purposes has been filed in the City Clerk's office and will be executed at such time as the rezoning is effective. He asked that immediate action be given this petition if at all possible, basing his request on the assumption that the Board was very familiar with his property.

It was moved and supported that this petition be acted on at this meeting.

Motion carried.

Mr. Stuart J. Dunning, Jr., appeared in favor of his petition to rezone property at 526 and 532 S. Pine Street from "D" Apartment District to "D-1" Professional Office District, stating that it is their desire to remove the buildings and construct a one story office building for a doctor and a lawyer's office. He pointed out that the present zoning classification does permit a doctor's office and not a lawyer's office and he believes there is no more traffic in a lawyer's office than in a doctor's office.

The matter was referred to the Zoning Committee.

A petition by Walter Neller Enterprises Incorporated to rezone property at 1322 E. Michigan Avenue from "J" Parking District to "F-1" Commercial District was referred to the Zoning Committee.

A petition by Village Market Incorporated to rezone property in the 1600 block of Mt. Hope Avenue from "J" Parking District to "F" Commercial District was read and Mr. William Tietz, 1425 Cooper Street, stated that in his estimation this request is uncalled for and should not be granted.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by Mrs. Loraine Schwander to rezone the east 90 feet of Lot 49, Clear's Addition (400 Allan Street) from "B" One Family Residence District to "C" Two Family Residence District be not granted because the property does not meet the minimum lot area requirements for two family occupancy.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the property owned by Bruce M. Hartwick:

Beginning 322 feet \pm south of the northeast corner of Lot 24, Townsend's Subdivision, thence south along the east line of Lot 24, Townsend's Subdivision, to a point 30 feet north of the south line of Lot 24, Townsend's Subdivision, thence northwesterly along a line parallel to the south lot line to a point on a line 175 feet east and parallel to the west line of Lot 24, Townsend's Subd., thence north along a line parallel to the west line of Lot 24, Townsend's Subdivision, to a point on the south line of the new east-west right-of-way of Logan Street extended, thence

northeasterly on a 260 foot radius curve along the south line of the new right-of-way to a point 126 feet south $62^{\circ} 20'$ west of the point of beginning, thence north $62^{\circ} 20'$ east, 126 feet to point of beginning, (2437 N. Grand River), be rezoned from "H" Light Industrial District to "J" Parking District; and that property:

Beginning at a point 322 feet \pm south of the northwest corner of Lot 21, Townsend's Subdivision, thence south to the north bank of the Grand River, thence southeasterly along the river bank to a point 170 feet west of the east line of Lot 21, Townsend's Subdivision, thence north to a point 50 feet south of a line projected south $61^{\circ} 30'$ east from a point on the east line of the new east-west right-of-way of Logan Street 143 feet southwest of a point on the south line of N. Grand River Avenue 207.5 feet southeasterly of the northwest corner of Lot 21, Townsend's Subdivision, except the east 5 feet thereof, be rezoned from "A" One Family Residence District to "F" Commercial District; and that said east 5 feet thereof be rezoned from "A" One Family Residence District to "J" Parking District.

With screening to consist of a cedar or redwood treated louvered fence 5 feet 6 inches in height on the east line of the "J" Parking District; and that the balance of property described as:

Commencing on the south line of N. Grand River Avenue at a point two hundred seven and five-tenths feet southeasterly from the west line of Lot 21, Townsend's Subdivision, on Sections 4, 5, 8, and 9, southwesterly 143 feet, northwesterly parallel to the N. Grand River Avenue 96.1 feet to the west line of Lot 21, at a point 179.5 feet south of the south line of N. Grand River, south to the north bank of Grand River, southeasterly along River to the east line of Lot 21, north to a point 441 feet south of the south line of N. Grand River Avenue, west 82.5 feet, north 341 feet, north $6^{\circ} 30'$ east 11.7 feet, north $61^{\circ} 30'$ west 148.5 feet, north $19^{\circ} 45'$ east 58.45 feet, north $38^{\circ} 03'$ east 87.15 feet to the south line of N. Grand River Avenue, northwesterly to beginning, all on Lot 21, Lansing Township, Ingham County, Michigan, remain in its present zoning classification.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the Petition by Arthur C. Hilton, to rezone the south 71 feet of Lot 18, Block 2, Cadwell's Addition, (1320 S. Logan Street), from "B" One Family Residence District to "F" Commercial District, be not granted, because the proposed commercial zoning would be detrimental to the stability of the neighborhood, impair the function of Logan Street as a traffic carrying artery, and tend to increase in traffic accidents.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Joseph B. Grammatico to rezone the west 62.65 feet of the east 182.65 feet of Lot 2 and the west 33 feet of the east 120 feet of the south 108 feet of Lot 2, Block 9, Claypool's Addition, (912 Ionia Street), from "C" Two Family Residence District to "D-M" Multiple Dwelling District, be granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Fred and William Falsetta, to rezone property described as the east 99 feet of Lots 7 and 8 and all of Lot 9, Fosmor's Subdivision, (1810-14-16 S. Logan Street), from "B" One Family Residence District to "J" Parking District, be granted, except the west 5 feet of the east 99 feet of Lots 7 and 8, and the west 5 feet of Lot 9, Fosmor's Subdivision, and the east 10 feet of Lots 7, 8, and 9, and the south 10 feet of the east 99 feet of Lots 7 and 8, Fosmor's Subdivision, with entrance on Goodrich Street and exit on Logan Street and screening to consist of redwood or cedar louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the west property line and on the south line of the west 33 feet of Lot 9, Fosmor's Addition, and low evergreen plantings on the south and east lines, because the proposed use would alleviate the parking on the neighborhood streets.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Hilda Musselman, to rezone the east 10 feet of Lot 9 and the west 23 feet of Lot 10 of Block 173 of original plat of City of Lansing, Ingham County, Michigan, and that part of Lot 10, Block 173 of the original plat of the Town of Michigan, now City of Lansing, being in Section 16, the south part of Section 9 and the north $\frac{1}{2}$ of Section 21, T4N, R2W, Lansing Township, Ingham County, Michigan, according to the plat thereof recorded in Liber 2 of plat pages 36, 37, and 38 of Ingham County Records, described as:

Beginning at a point which is west along the north line of said Lot 10, a distance of 38 feet from the northeast corner of said Lot 10; thence west along said north line of said Lot 10, a distance of 5 feet; thence south parallel to the west line of said Lot 10, a distance of 115.5 feet to the south line of said Lot 10; thence east along said south line 43 feet to the southeast corner of said Lot 10; thence north along the east line of said Lot 10 a distance of 63.5 feet; thence northwesterly to the point of beginning, (225 E. Main Street), from "D" Apartment District to "F" Commercial District, be not granted, but that property be rezoned from "D" Apartment District to "D-1" Professional Office District.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Baryames Drive-In Cleaners to rezone Lots 8 and 9, Addmore Park Subdivision, except the east 38 feet thereof, (2421-23 S. Cedar Street), from "F" Commercial District to "H" Light Industrial District, be granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the property to a point 115 feet west of the centerline of S. Cedar Street on property described as commencing on west line S. Cedar Street, 618 feet north and 1263.15 feet east of south $\frac{1}{4}$ post Section 33, thence south $0^{\circ} 15'$ west parallel with S. Cedar Street 50 feet, north $89^{\circ} 35'$ west 200.5 feet, north $0^{\circ} 15'$ east 50 feet, south $89^{\circ} 15'$ east 200.5 feet to beginning, Section 33, (4916 S. Cedar Street), owned by Doris M. Ericks be rezoned from "A" One Family Residence District to "J" Parking District and that the balance of the property be rezoned from "A" One Family Residence District to "F" Commercial District.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Harry Terzian to rezone the southerly 80.35 feet of the following described parcel:

That part of Lot 15 of James Seymour's Subdivision of southwest $\frac{1}{4}$ of Section 10, T4N, R2W, City of Lansing, Ingham County, Michigan, beginning on the north line of May Street at a point 221.68 feet east of the west line of said Lot 15, thence east on the north line of May Street 110.52 feet to the east line of said Lot 15, thence northerly on said east lot line 214.8 feet, thence west 112.07 feet to a point 220.55 feet easterly of west line of said Lot 15 and 215.83 feet northerly of the point of beginning, thence southerly 215.83 feet to said point of beginning, (1133 May Street), from "B" One Family Residence District to "H" Light Industrial District, be not granted but that:

The southerly 80.35 feet of that part of Lot 15 of James Seymour's Subdivision of southwest $\frac{1}{4}$ of Section 10, T4N, R2W, City of Lansing, Ingham County, Michigan, lying north of May Street be rezoned from "B" One Family Residence District to "J" Parking District, with a cedar or redwood louvered fence 5 feet 6 inches in height on the east and west property lines of the "J" Parking area to a point 20 feet from the south property line and that property in the 1100 block of Sheridian Street:

Beginning 25 feet south of the northwest corner of Lot 11, F. C. Taylor's Replat of Dell's Subdivision, thence south 100 feet, thence west 200 feet, thence north

100 feet, thence east 200 feet to point of beginning be rezoned from "B" One Family Residence District to "J" Parking District with a redwood or cedar louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the east property line of the "J" Parking area, and low evergreen plantings on the north line of the "J" Parking area.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the petition by John C. Potter to rezone the west 55 feet of Lot 7 and the west 55 feet of the south 23 feet of Lot 8, Block 93, (426 W. Ottawa Street), be again tabled for 30 days.

Motion carried.

It was moved and supported that we recommend to the City Council, that the petition by Miracle Mile Incorporated to rezone property beginning 57.75 feet west of the center line of Pennsylvania Avenue and 50 feet north of the centerline of Miller Road, thence north 175 feet, thence west 70 feet, thence south 122 feet, thence west 105 feet, thence south 53 feet, thence east 175 feet to beginning, (northwest corner of Miller Road and S. Pennsylvania Avenue), from "J" Parking District to "E-2" Drive-In Shop District; and that property beginning 127.75 feet west of the centerline of Pennsylvania Avenue and 225 feet north of the centerline of Miller Road, thence west 105 feet, thence south 122 feet, thence east 105 feet, thence north 122 feet to beginning from "F" Commercial District to "E-2" Drive-In Shop District be granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that screening requirement at the Spartan Store property at the northeast corner of Cedar Street and Jolly Road be changed to consist of a redwood or cedar louvered fence 5 feet 6 inches in height with boards running perpendicular to the ground on the north and east lines of the "J" Parking area, and low evergreen plantings on the south line of the "J" Parking area.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the Tentative Plat of Newport Estates be tentatively approved.

Aodtped by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the quit claim deeds for the extension of Burchfield

Street from its present southern extremity be accepted since this will tie in with the tentatively approved plat to the south.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the deeds which have been submitted and any future deeds which may be submitted for portions of Raymond Drive be accepted for street purposes and that a similar strip of property along the westerly portion of the fire station property also be dedicated for street purposes subject to the road being improved in accordance with present City standards and that a temporary turnaround be installed at the street's northerly terminus.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the portion of Southfield Avenue located east of Daft Street and south of Miller Road and adjacent to Lot 65 of Southfield Subdivision be not sold because proper access to the property to the east can best be obtained by extending Southfield Avenue.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the matter of an amendment to the Major Thoroughfare Plan on the Logan Street Axis of the Master Plan be voted on at this meeting.

Adopted by an 8 yea and 0 nay vote.

After considerable discussion, it was moved and supported that the proposed amendment to the Master Plan in regard to Plan 1 of Pattengill-Middle-Jenison, be not adopted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that the dues for ASPO be paid.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that Professor Charles W. Barr, Consultant, be hired for a period not to exceed 60 days to complete the necessary studies to determine the comprehensive top goals for the area as a whole in accordance with his proposal of October 4, 1962, to furnish the Planning Board 25 copies of his report, at which time he will be paid a fee of \$1,000.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that Raymond C. Guernsey be hired as temporary Director, at the present Planning Director's salary, effective at the end of the present Planning Director's terminal leave, and the present Director's last duty day be Friday, October 19, 1962.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the temporary Director be retained for six months, at which time a determination will be made as to whether he will be made permanent Director or a new Director will be advertised for.

Adopted by an 8 yea and 0 nay vote.

It is moved and supported that it is understood that at the end of the tour of duty of the temporary Director, he may revert to his present job as Planner 8, at his option.

Adopted by an 8 yea and 0 nay vote.

Chairman Miller then discharged the Personnel Committee with thanks.

It was moved and supported that a Planner 6, or two part time Planner 6, be hired by the temporary Planning Director, to assist in the studies in connection with Urban Renewal.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that an amendment to the Major Thoroughfare Plan on the Main—St. Joseph Axis to the Master Plan, in accordance with the State Highway Department Plan, west of Logan Street, be tentatively approved.

Adopted by an 8 yea and 0 nay vote.

The meeting adjourned at 11:50 p.m.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, November 1, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 p.m., November 1, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Houston, Longenecker, Manson, Miller, Ridenour, Sinas—8.

Councilmen Baryames, Belen (Council Committee)—2.

Absent: None.

The minutes of the regular meeting of October 4, 1962, were corrected to show on the motion to amend the Master Plan a vote of 7 yeas and 1 nay.

A petition by John N. Vlahakis to rezone property at the N.W. corner of Townsend and Williams St. from "C" Two Family Residence District to "D-M" Multiple Dwelling District was referred to the Zoning Committee.

Mr. Arnold Musall, Manager of Production Credit Corp., appeared in favor of his petition to rezone property at 2930 N. Grand River Ave., from "J" Parking District to "F" Commercial District, stated that the proposed rezoning was to permit the construction of a conference room on the north side of the existing structure.

The matter was referred to the Zoning Committee.

A petition by Claude and Evelyn Hovey to rezone property on a portion of Lot 1, F. C. Taylor's Replat of Dell's Subdivision, located along the north side of Saginaw St. from "J" Parking District to "F" Commercial District was referred to the Zoning Committee.

A petition by Donald L. Deeb to rezone property at 800-08 W. Shiawassee St. was withdrawn until the next Planning Board meeting at the request of the petitioner.

Mr. Francis Fine appeared in favor of his petition to rezone property in the 2200 block of S. Wadsworth St., said block being the entire Subdivision of Blueberry Hill, except Lots 1, 2, and 3, from "A" One Family Residence District to "D-M" Multiple Dwelling District.

Mr. Fine presented illustrations of the proposed townhouse groupings that are to be constructed on the property.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council, that the petition by Clarence Fitzpatrick and Harold Porter, to rezone the West ½ of the North 59 feet of Lot 8, Block 4, Bush, Butler and Sparrow Addition, (401 S. Butler), from "D-M" Multiple Dwelling District to "E" Apartment Shop District, be not granted because the expansion of a commercial land use in this area should not be allowed and the residential uses should remain.

Adopted by a 7 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council, that the property owned by Dr. Spagnuolo located on the East 115 feet of Lot 1, Block 93, Original Plat (401 W. Ionia), be rezoned from "D-M" Multiple Dwelling District to "D" Apartment District, because the proposed use is only a variation of a multiple residential use.

Adopted by a 7 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council, that the petition by Charles and Chris Baryames, to rezone Lot 19, Plat of Weldon's Addition, (1404 W. Mt. Hope Avenue), from "B" One Family Residence District to "F" Commercial District be not granted because the proposed zoning would have an adverse effect on the surrounding neighborhood, tend to encourage and expand strip commercial development along Mt. Hope Ave., a predominantly residential street, which is at present fairly stable, and several com-

mercially zoned buildings now vacant are located to the northwest along Logan St.

Commissioner Sinas disqualified himself from voting.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Peter D. Laboda to rezone the south 105 feet and the west 40 feet of the north 135 feet of the east 70 feet of the following described property:

Beginning at a point South 89° 48' West 531.0 feet and South 50.0 feet from the Northeast corner of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, running thence South 89° 49' West 150.0 feet on the South line of Holmes Rd. and 50 feet from North line of Section 32, thence South 150.0 feet parallel with East section line, thence North 89° 49' East 150 feet, thence North 150.0 feet to the point of beginning, (909 W. Holmes Rd.), from "E-2" Drive In Shop District to "H" Light Industrial District be granted, and the remainder thereof be rezoned from "E-2" Drive-In Shop District to "J" Parking District.

Adopted by a 6 yea and 1 nay vote.

It was moved and supported that we recommend to the City Council, that property located on the East 91 feet of Lot 5, Block 144, Original Plat and East 91 feet of Lot 6, Block 44, Original Plat, (526-532 S. Pine Street), from "D" Apartment District to "D-1" Professional Office District, be not granted.

It was then moved and supported, that the petition be tabled until the next regular meeting to determine what effect the proposed express-way will have on this property.

Motion carried.

It was moved and supported, that we recommend to the City Council, that the property owned by Walter Neller Enterprises, Inc., to rezone the South 50 feet of the East 15 feet of the West 70 feet of the North 210.6 feet of Lot 6, Assessor's Plat No. 17, (1322 E. Michigan Ave.), from "J" Parking District to "F-1" Commercial District be not granted because of an inadequate parking area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that if sufficient additional parking is procured, this matter could be re-evaluated.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by the Village Market, Incorporated to rezone the property beginning at a point 50 feet South and 560.05 feet West of the North $\frac{1}{4}$ post of Section 29, T4N, R2W, thence South 89° 24' 30" East 10 feet, thence South 17 feet, thence West 10 feet, thence North 17 feet to beginning, (1600 block W. Mt. Hope Ave.), from "J" Parking District to "F" Commercial District be not granted because the proposed sign would tend to disrupt the relationship of the commercial area which is well integrated with the surrounding community and would have a detrimental effect on the adjacent residential uses to the North.

Adopted by a 7 yea and 0 nay vote.

Commissioner Fink arrived.

It was moved and supported that the petition by John Potter to rezone property on the West 55 feet of Lot 7 and the West 55 feet of the South 23 feet of Lot 8, Block 93, Original Plat, (426 W. Ottawa St.), from "D-M" Multiple Dwelling District to "D-1" Professional Office District be tabled for 30 days to determine the status of the petition.

Motion carried.

It was moved and supported, that the request by Rueff Hardware Company to waive screening requirements on their property at 845 W. St. Joseph be tabled until the next regular meeting so that further data and information may be collected.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that the Tentative Plat of Haco Industrial Subdivision, be approved subject to the following conditions:

1. That the sewer be relocated in the street.
2. That the cul-de-sac be developed with a 75 foot radius.
3. That the stub portions of Perkins and Parker Sts. be vacated.
4. That the plat be developed with a minimum right-of-way width of 60 ft.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the deed of easement for temporary use for road way purposes for property located at

the southerly end of Tranter St., be accepted.

Adopted by an 8 yea and 0 nay vote.

A letter from Mrs. Stanley Siwek, 1507 Pattengill Ave., relative to appointment of Citizens Advisory Committee, was read and placed on file.

It was moved and supported, that the Council referral relative to the extension of Pleasant Grove Rd. Southward be received and placed on file and that representatives of the Planning Board shall attend meetings concerning this matter.

Adopted by an 8 yea and 0 nay vote.

A letter of resignation from Senior Planner, Joseph McEwan, effective November 2, 1962, was read.

The Director announced the hiring of Edward Brown as Intermediate Planner.

A report of the Public Relations Committee relative to the release of information concerning the Planning Board's meetings was discussed.

It was moved and supported, the matter be referred to the Public Relations Committee for further study.

Motion carried.

A letter from Commissioner Ridenour recommending that the Planning Director

become a member of the Greater Lansing Chamber of Commerce was read.

It was moved and supported that the Planning Director apply for membership in the Lansing Chamber of Commerce and that his dues be paid by the Planning Board.

Adopted by an 8 yea and 0 nay vote.

A letter from the Tri-County Regional Planning Commission concerning land use studies was received and placed on file.

It was moved and supported, that the Staff cooperate with the Tri-County Regional Planning Commission in obtaining land use data for the City of Lansing.

Adopted by an 8 yea and 0 nay vote.

The Director recommended that a work program to develop and define the goals or objectives of Lansing's Planning Program, be adopted.

It was moved and supported that a tentative work program consisting of a systematic list of reports, subjects, studies and plans be prepared by the Staff for submission at a special meeting on November 28, 1962.

Motion carried.

The Meeting adjourned at 9:45 p.m.

RAYMOND C. GUERNSEY,
Acting Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, December 6, 1962

The regular meeting of the Planning Board was called to order by the Chairman, Laurence S. Miller, at 7:30 p.m., December 6, 1962.

ROLL CALL

Present: Commissioners Buhl, Fink, Houston, Manson, Miller, Ridenour—6.

Absent: Commissioner Longenecker—1.

The minutes of the regular meeting of November 1, 1962, were approved as corrected.

A petition by James and Merlin Duncan to rezone property at 113-209 Bell St. from "A" One Family Residence District to "J" Parking District was referred to the Zoning Committee.

The petitioner was present and explained the rezoning was required to gain access to industrial property.

Mr. Frank Butterfield represented Mr. Paul V. Spagnuolo in his petition to rezone property at 4713 S. Cedar St. from "A" One Family Residence District to "F" Commercial District.

Mr. Butterfield stated that the high volume of traffic on Cedar St. and the commercial uses to the west make the subject property unsuitable for residential use.

The matter was referred to the Zoning Committee.

Mr. Gerald Doyle spoke in favor of his petition to rezone property at 5001 N. Grand River Ave. from "A" One Family Residence District to "F" Commercial District, stating that his property had been zoned commercial before being annexed to the City.

The matter was referred to the Zoning Committee.

Mr. Kenneth Knapp spoke in favor of his petition to rezone property at 1300

Center St. from "C" Two Family Residence District to "H" Light Industrial District. He noted that the surrounding property was all in commercial and industrial use.

The matter was referred to the Zoning Committee.

Mr. Bean spoke in favor of a petition by Effie R. Dickson to rezone property at 801 N. Pennsylvania Ave. from "C" Two Family Residence District to "D-1" Professional Office District, noting that commercial uses and a fire station exist in the neighborhood.

The matter was referred to the Zoning Committee.

Mr. Coey spoke in favor of the petition by Wrigley Brothers to rezone property at 5020 S. Cedar St. from "J" Parking District to "F" Commercial District stating that business has dropped nearly 50% since the sign has been removed and the petitioner wishes to relocate the sign. The attorney requested that the Board take immediate action on this matter.

The petition was placed under additional business for consideration later in the meeting.

It was moved and supported that we recommend to the City Council, that the petition by John Vlahakis to rezone property commencing at the northwest corner of Williams St. and Townsend St., thence west 120.25 feet, north 60 feet, east 120.25 feet, south 60 feet to beginning, Sparrow's Subd., on Block 178, (northwest corner of Townsend and Williams Sts.), from "C" Two Family Residence District to "D-M" Multiple Dwelling District, be granted, because the lot contains sufficient area to accommodate the proposed use, and because the use would not be detrimental to the surrounding neighborhood.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the prop-

erty owned by Production Credit Association of Lansing, the south 20 feet of the north 34 feet of the east 32 feet of the west 43 feet of Lot 21, River Forest North Plat, (2930 N. Grand River Ave.), be rezoned from "J" Parking District to "F" Commercial District.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the west 16.0 feet of the south 50.0 feet of Lot No. 1, F. C. Taylor's Replat of Dell's Subdivision, City of Lansing, Ingham County, Michigan, (Saginaw and May Sts.), owned by Claude and Evelyn Hovey, be rezoned from "J" Parking District to "F" Commercial District, and that the sign be limited to a maximum of 200 square feet in area, (total surface area of all sides).

Adopted by a 6 yea and 0 nay vote.

A letter from Fine-Bilt Homes, Incorporated withdrawing their petition for the entire Plat of Blueberry Hills Subd., except Lots 1, 2 and 3, from "A" One Family Residence District to "D-M" Multiple Dwelling District, was read. This withdrawal was submitted because of the submission of a proposed Community Unit Development.

It was moved and supported that a public hearing be held on December 19, 1962, for the proposed Community Unit Plan.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Stuart J. Dunning, Jr., and Dr. Clinton Canady, Jr., to rezone the east 91 feet of Lot 5, Block 144, Original Plat and the east 91 feet of Lot 6, Block 144, Original Plat, (526 and 532 S. Pine St.), from "D" Apartment District to "D-1" Professional Office District, be not granted, because the entire neighborhood is zoned "D" Apartment District containing a measure of single, two family, and multiple family houses, and the proposed rezoning would be detrimental to the neighborhood and tend to expand office uses to an area that should be preserved for residences.

Lost by a 4 yea and 2 nay vote.

It was moved and supported that the screening requirements for Rueff Hardware located at 548 W. St. Joseph St., be waived because of the future developments of the east-west expressway and the relationship of access drives to adjacent property.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Frandora Hills No. 1 be approved, subject to an out-lot being provided to allow for proper traffic circulation to the property north of the subject plat.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Final Plat of Holly Park No. 4 be approved subject to the mathematical calculations affecting the street width being corrected.

Adopted by a 6 yea and 0 nay vote.

A letter of resignation from Thomas G. Sinas was read.

It was moved and supported that the Board express its sincere thanks and appreciation for his services.

Motion carried.

It was moved and supported that the rules be suspended and action be taken on the petition by Wrigley's Food Stores at 5020 S. Cedar St.

Motion carried.

It was moved and supported that we recommend to the City Council, that the south 10 feet of the north 75 feet of the east 27 feet of the following described property: Parcel No. 1—Beginning on the westerly right-of-way line of Cedar St. and 43 feet from centerline thereof, at a point 280.25 feet northerly from south section line and 1253.25 feet easterly on the section line from the south $\frac{1}{4}$ post of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan, running thence northerly 124.85 feet on said westerly line of Cedar St., thence westerly 190.5 feet parallel with south section line, thence westerly 314.25 feet to a point 407.9 feet north of the section line, thence southerly 127.55 feet parallel with north-south $\frac{1}{4}$ line, thence easterly 505.55 feet more or less to the point of beginning, (5020 S. Cedar St.), owned by Wrigley's Food Stores, be rezoned from "J" Parking District to "F" Commercial District.

Adopted by a 6 yea and 0 nay vote.

An invitation from the Mayor to the Board Members to attend the Mayor's Open House on December 18, 1962, was read and placed on file.

The new Intermediate Planner, Edwin Brown, was introduced to the Board by the Director.

The Metropolitan Redevelopment Director submitted a report to the Board.

Councilman Bradshaw expressed Council's interest in the completion of the new zoning ordinance. The Chairman reported that the zoning ordinance had been cleared through the Building Inspector's Department and was currently before the Board for their consideration, and that on completion it will be forwarded to the City Council.

It was moved and supported that information concerning the agenda and items to be discussed is to be released to the news media prior to the Planning Board meetings.

Motion carried.

The meeting adjourned at 10:00 p.m.

RAYMOND C. GUERNSEY,
Secretary.